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DANGER AHEAD.

There is a legend to the effect that a prophet, in days gone by, foresaw that at a certain season a rain would fall which would have the effect of making all who were exposed to its influence insane. The prophet warned the people, but his voice was unheard. As the fatal day approached he retired to his cave, while the world outside paid no heed to the descending rain. As he had predicted every one became insane who was exposed to the shower. The wise prophet remained in his cell, knowing that the outside world was full of crazy people. At length his isolation became unendurable, and he said to himself, "Of what use is it to be sane in a world of mad men?" So he plunged into the crowd and became happy by being as insane as the rest.

Who can doubt but that the investing public at this moment are practically insane? Look at the figures of stocks in Wall street and compare them with what they were but three years since. It is true there is reason for much higher prices for stocks. It is needless here to recapitulate them, but, of course, the most potent factor in the case is the great money inflation. Before 1879 we had, as an exclusive currency, some seven hundred million of paper money, counting greenbacks and national bank notes. In addition to the paper money then afloat, we have added some six hundred and twenty million dollars of gold and silver, which is either coined or available for coinage. In other words, we have to-day from thirteen to fourteen hundred million of currency as against half that amount of paper money only two years since. At that time business was dull because people were apprehensive, and such money as was used was carefully guarded. Now confidence has taken the place of distrust, and credit as well as money is used to the uttermost, and what do we see? A huge stock speculation repeating the experiences of last year; a vast increase in the population of all the large cities; five thousand miles of new railways under way, and twenty-five thousand miles additional projected. We are rapidly putting all our spare cash into new enterprises, and converting our floating into fixed capital. Every new enterprise, no matter how risky, is no sooner on the market than the money pours in to fill up the subscription list.

There is danger in all this. It is true that the hopeful, sanguine and adventurous are making money. Indeed, it is the conserva-

tive and the cautious who have not profited during the past two years, and the market is now led, and will be led, by the most adventurous and reckless speculators. We all know what became of the men who made sudden wealth during the paper money era, the Jay Cookes, the Clews, and the other mushroom bankers. It is they who were the first to go by the board when trouble came. We are developing new financial leaders similar to those who first fell in 1873. We do not say that higher prices will not be reached. We believe stocks will finally go higher, but we warn investors that the time has come when stocks should be left alone. There is danger in trying further to inflate prices. It will be the part of wisdom now to seek other investments which have not been stimulated unduly. Real estate is as certain to go up as is the sun to rise to-morrow morning. It is the one property which, as yet, has felt little of the stimulus of this great superabundance of money. Prudent people will take their profits in speculation, and hereafter invest it in real property. The fortunes being made to-day in real estate are the permanent fortunes; ones which will last the longest. In this we know we are giving good advice, and the whole real estate interest ought to warn investors against the danger of continued stock speculation.

THE IDEAL CURRENCY.

Mr. John Thompson, president of the Chase National Bank, in a letter to the *Tribune*, urges the adoption of a currency scheme, which certainly is worth considering, if not adopting. It is not original with Mr. Thompson, as it has often come up in the interminable debates on the best currency for a civilized community. Mr. Thompson wants the Government to base all currency upon coin or bullion actually in the Treasury of the United States; that is to say, to issue no paper money except upon an actual deposit of gold or silver, but to issue currency without limit to those who have the bullion or coin to make it good. This would at once satisfy the bullionists and the greenbackers. It would give us a paper money absolutely secure. It would make the United States the greatest user or consumer of bullion in the world, and hence would have a tendency not only to retain all the gold and silver we produce, but to continue drawing it from other nations. Mr. George S. Coe and other bankers, as was evidenced at the Saratoga Banking Convention, are warm advocates of this scheme, while it has been, in a measure, endorsed by Congress, for to-day it is legal to deposit silver for notes of not less than \$10 denomination, and of gold of not less than \$20 denomination. The silver certificates are being widely circulated, but Secretary Sher-

man has shut down upon the gold certificates, for the law is permissive and not mandatory.

Among the advantages which this scheme would afford, are the following:

I. It would give us the most perfect and safe paper money ever issued, a currency literally as good as gold and far handier.

II. It would immensely encourage the mining of gold and silver in the United States, by affording an immediate market for it in every treasury and bank.

III. It would do away with the objection of the newspapers and small traders to the forced withdrawal of small notes. In France, Great Britain and Germany, paper money of small denominations is not permitted; hence, gold and silver coin are in universal use. In this country, although we produce bullion and Europe does not, all the channels of retail trade are gorged with small notes, to the exclusion of gold and silver coin. But there is such an immense business done in packages, and it is so handy to send one and two dollar bills for subscriptions to newspapers and in payment, by mail, for small wares, that the small notes are popular. These could be kept afloat, under this new scheme, as the depositor of bullion could command one's and two's, as well as fives, ten's and twenties.

IV. It would preserve us from the possibility of currency panics, to which we are now, with our mixed currency, very liable. It is in the power of the national banks, to-day, by selling their bonds and withdrawing their notes, to cause a contraction that would ruin every business interest in the country. It is not safe to lodge such tremendous power in the hands of any institution or institutions which profit by the fluctuations in the price of money. It is certain to be abused, some day or other. A currency based on bullion would insure us against any panic due to the issuance of a circulating medium.

V. While staple, the currency proposed would be elastic. If there was a demand for more money, we would sell our products abroad, and draw gold and silver from any part of the world. If there was a redundancy of currency, that would soon correct itself by the demand for gold and silver in the arts.

VI. Then, see the immense prestige of the United States among the nations of the earth if it had stored in its treasury vaults the vast sums of bullion which would represent the paper money afloat. We would soon hold more bullion than all the banks of Europe combined. The adoption of such a currency would make New York at once a centre for the exchanges of the world.

VII. The machinery for making this change already exists in the provision made by Congress for issuing gold and silver certificates. Let the law be so amended, making it mandatory on the Secretary of the

Treasury, to issue so many gold and so many silver certificates per month on demand, and providing for the gradual retirement of greenbacks and national bank notes, and the thing can be done within two years time.

Of course we see the objections that can so easily be urged, the chief one being the uselessness of piling up immense masses of gold and silver in our Treasury vaults, unused. But, then, people don't want to use gold and silver to pass from hand to hand; while they insist upon having a gold and silver basis to their paper currency. Why then not let them have a Government certificate in the form of bills, for every dollar of bullion they deposit in the care of the United States Treasury.

One feature of Mr. John Thompson's scheme is decidedly objectionable. He wants to increase the weight of the American silver dollar to 450 grains. This, we think, is undervaluing silver, a great American product. The historic $412\frac{1}{2}$ grain silver dollar more nearly represents the normal ratio between the two metals.

We allude to this subject, not with any idea that the above scheme will be endorsed, but people who own realty or desire to be possessed of it, should, above all others, pray for a currency that is stability itself, one in which there is no possibility of fluctuation. Our National Bank system was organized to meet a war exigency, and it must in time be reorganized and put upon a peace basis. There is danger this present year that the banks may suddenly withdraw their currency as they have the power to do, and put a stop, for a time at least, to the steady improvement in the values of realty. Our mongrel currency of legal tender Government notes and private bank notes, is illogical and incongruous and cannot last, and when the adjustment takes place, there is a liability to dangerous fluctuations. The only certain cure for all our currency ills would be the issuing of Government notes, based on the actual deposit of bullion in the Treasury of the nation.

GIVING THE CITY ITS DUE.

An anonymous circular has been widely distributed, pointing out how the Surrogate's office can be made self sustaining. The author of this brochure thinks it monstrous that the county should be forced to pay the cost of probating the wills of the rich men of this city. It seems that even the recording of the wills of Vanderbilt and Stewart was charged against the city tax payers. During the past year 994 wills were probated, and the cost to the city is about \$66,000 a year. This may not seem a large sum, but really the city should not pay anything for doing this work. The writer shows that the Register's office and the County Clerk's office do not cost the city anything, the fees being sufficient to more than cover the salaries of the employees of these offices. He also points out "that the government of this city, when compared with that of six of the governments of Europe, with their standing armies and navies, and taking into account the population, costs about five times as much per capita, and yet we talk of the tax-ridden people of the Old World. Nowhere are the people more tax-ridden and more patient under it, than in the city of New York. How is this, in a city rich as New York is? Rich in docks, paying wharfage; in markets, paying rents; and in other real estate which ought to bring an income, but much of which is leased away for nominal amounts?"

The one weak feature of a republican form of government is, that universal suffrage seems to break down in cities of over 300,000 inhabitants. It is somehow difficult to get honest and efficient government by our ordinary party machinery. Perhaps, however, we have entered upon a new era. Comptroller Campbell is certainly the right man in the right place; and it will be found, perhaps, that we are equally fortunate in Mr. Grace, as Chief Magistrate in the city. Let us hope so.

THE DRY GOODS DISTRICT.

Some months ago we called attention to the fact that the Elevated Railroad, in this city, had apparently settled for all time the present location, in and near Wall street, of the great banking business of this city. The time has passed for any one to speak of Union square, as the future centre of the monied interests of the country.

The costly fire proof buildings, recently erected, and now projected in the Wall street neighborhood, indicate that this great interest is as firmly fixed and as likely to remain there as the Bank of England is in its chosen locality.

In the same article we showed that other interests were likely to be permanently settled near other stations of the elevated railroads, and that the station in Grand street was as likely to anchor the foreign dry-goods business in that vicinity, as the Franklin street station was to keep the domestic dry-goods business in the fine buildings it now occupies in Leonard and Worth streets and the adjacent territory. In this district there is now a scarcity of stores, which has led within a year past to an increase in rents of from fifteen to thirty per cent., and in some instances even more. Some of the tenants, after refusing to pay the advanced rents, have had hard work to find such premises as they required for their business, and after looking around the market have been glad to buy out the parties who had taken leases of the stores they were in.

This increased demand will eventually cause new buildings to be erected, and in accordance with our expectations, the first large improvements are to be on the land nearest to the "L" station at Franklin street and West Broadway. All the lots on the northeast corner of Leonard street and West Broadway, having a frontage of over 100 feet on Leonard street and 140 feet on West Broadway, extending nearly back to Franklin street, have been purchased, and the old buildings are now being torn down.

The firm of Minot, Hooper & Co., who now own the store they occupy at Nos. 51 and 53 Leonard street, are to build a store at No. 45, about 40 feet in front and 100 feet in depth; adjoining this a store having over 63 feet frontage on Leonard street and extending back 140 feet on West Broadway, covering in all 9,500 square feet, is to be built by the Central Real Estate Association.

These two stores are to be uniform in design and six stories in height, so constructed that they can be thrown together in any or every story as one building, for any business requiring an unusual amount of room. We have seen the plan of the front, which is to be of iron, and we predict that this corner store will be recognized as one of the handsomest dry goods stores in this city. It will certainly be one of the largest; except Claflin's and Stewart's we do not call to mind any of equal size. The new buildings will have every possible improvement including cellars made, as modern science has rendered practicable not only watertight however far they may be carried below tide water, but by the use of asphalt and felting they will be rendered absolutely secure from the least dampness.

This new association will have a capital of \$225,000, which may be added to whenever it decides to acquire additional property. It has been organized under the same general act that the New York and Manhattan Real Estate Associations made use of, which improved a large number of lots in Worth, Thomas and Duane streets, on the Hospital property. Among the trustees of th

Central Real Estate Association are Messrs. Samuel D. Babcock, Jacob Wendell, Walter B. Lawrence and other well-known real estate owners.

The architect is Mr. J. Morgan Slade, to whose energy and knowledge of the results likely to be secured by the investors, is mainly due the rapid filling up of the subscription list. Mr. Slade and his brother, Mr. George P. Slade, are well known in the dry goods community, from their having had charge of the New York and Manhattan stores. Their constant intercourse with fifty to seventy-five lessees has given them an intimate acquaintance with the wants and preferences of tenants. Mr. Jarvis Slade, their father, was largely instrumental in organizing the associations above mentioned, which obtained long leases of the Hospital property. This gentleman was a pioneer in this district, and besides acquiring a large interest himself, it was mainly due to his influence that it was so rapidly covered with first-class buildings. Numerous friends of his recognize their indebtedness to him for exceptionally good investments in Church and all the cross streets, between Duane and White streets, and the ownership by many prominent firms of the stores they occupy, is in a great measure due to his sagacity and the friendly counsel he has always been ready to give when applied to.

This ownership is, and will continue to be, an important element in retaining the business where it is now located.

In this connection we may call the attention of our readers to the advantages of associations formed in accordance with the statute provided for the purpose in this State, for improving tracts of land when the investment is larger than desired by a single individual. Many people dislike to have joint ownerships of land, subjecting them in case of death to a possible sacrifice of their property by partition sales; such persons might often be glad to start improvements in localities where they have large interests, if they were acquainted with the convenient features of this method. The plan of having a property owned in \$100 shares, makes it as easily transferable as shares in the New York Central Railroad or a National Bank, so that the owners can divide their real estate among their children and grandchildren as readily as any personal property.

The checks for 2 per cent. received each quarter by the shareholders of the New York Real Estate Association probably please the recipients quite as much, as the quarterly checks at one-half the rate of interest, from Secretary Sherman, solace the holders of United States 4 per cent. bonds, which command so large a premium.

We are also informed that Messrs. Minot, Hooper & Co., and A. D. Juilliard have each acquired several lots in Leonard street, west of West Broadway for manufacturing and storage ware-houses, and that other parties are negotiating for lots for this purpose, which is another evidence that all the old buildings must give way to the need for additional facilities in this convenient locality.

Last week we called attention to the improvements made and to be made in Franklin street, on the west side of West Broadway, by Messrs. Welch, Leggett and others, and we are now informed that still other large buildings are to be erected in this vicinity by Messrs. R. and O. Golet and other parties, and it looks as if the facilities both for up-town and down-town communication by the Sixth Avenue and Ninth Avenue Railroads were making this territory the best location for the large wholesale grocery houses, and for large manufacturing enterprises connected with the dry goods interest, and as if Franklin street was to be very much such a thoroughfare in the wholesale district as Fourteenth street is in the retail business.

OHIO'S BUSINESS PROMISE.

(Special despatch to New York Daily Times.)

CLEVELAND, Jan. 25.—During the Presidential campaign, when values that depended upon the future were uncertain, because that future was uncertain, there was little done or attempted in the line of real estate. But the spring will see a decided revival, and it is the impression of real es-

tate dealers and of other men of experience in land movements that a season of great briskness is about to open. Of course, some of this is due to the natural growth of a city that has gained 68,000 inhabitants in a decade, but more can be charged to the desire of many capitalists to get away from the uncertainties of stocks, and still not down to the low interests of savings banks or government bonds. Rents are advancing steadily in Cleveland, and the demand for good dwelling and business property exceeds the supply. In some parts rents have gone up from 15 to 20 per cent. in the last two months, and a general advance is inevitable. Thousands of dollars have been invested during the last six months in new manufacturing enterprises—not in half-speculation as when the iron business was so overdone a year ago—but in general manufacturing establishments moved from other points or started as offshoots of older concerns that could not supply the market in their various lines.

Not only in Cleveland, but in other cities and towns of Ohio is the same thing heard. Real estate is moving upward quietly and surely in Toledo, Columbus, Akron, Springfield, Canton, and elsewhere. In Youngstown, one of the leading iron towns of the West, houses cannot be found in numbers to suit demands, and new ones are constantly under contract. Even better prices are noted in the sales of farm property in various parts of the State, and the general feeling seems to be one of satisfaction and confidence. In short, the thinking part of this generation seems to have had enough of excitement and speculation, and is disposed to settle down to a safe and careful method of money making, with some certainty of keeping it after it is made.

GOSSIP OF THE STREET.

"What do you hear that is new?" said the writer to a prominent broker.

"That Rome & Ogdensburg road is to be the westerly connection of the Ontario & Western which accounts for the strength of that stock."

"But," said the writer, "according to an inside official, who was interviewed for the REAL ESTATE RECORD recently, the Ontario & Western will not be in fit condition to do a competing business with the Erie and Central for eighteen months. Practically the road has to be rebuilt from Middletown to Oswego, and as yet it has no outlet to New York. Even when completed, the expectation is that its chief value will be as a grain carrier in connection with the boats which will get through the Welland Canal. This can only be during the summer time, when railway freights are lowest."

"You are right," said the broker, "but there are several points ahead in the price of O. & W. yet. People who are handling it, know what they are about. I myself believe that the time is coming when the O. & W. will again be quoted in the twenties."

"I see," said the writer, "that there is quite a movement in the fancies, 'the railroads of the future.'"

"Yes," said the broker, "and that is a feature which makes old street operators doubtful about prices. When the cats and dogs get lively, it is time for prudent people to sell out. Another bad symptom is the enormous amount of new railway securities which have been floated upon this market. And then the cheek of the promoters. Why, they are asking par with accrued interest for mere mushroom railroads. I see no present signs of calamity, but excessive expenditure in railways will cause the next panic when it does come. This, your know, has occurred repeatedly in England."

"I see there was a flurry in Boston, Hartford & Eries. They ran up from 55 to 66."

"Yes," said the broker, "there is a new organization of the New York & New England road, into the stock of which the Boston, Hartford & Erie bonds are convertible at their face value. It will not be long before you'll be able to buy a ticket on the West Side elevated road for Boston, for the track of the New York & Northern road intersects the New York & New England road at Brewster Station. Then the New York & New England road will soon reach the Hudson River at Fishkill, at which point the ferry will convey the cars to the Erie track on the other side of the river. This will afford a new outlet for Erie coal to a large part of New England, and will help the sale of the New England and Erie stock. There is one cloud in the future for the Boston, Hartford & Erie bonds. In February the ques-

tion comes up before the courts as to whether the common stockholders were not deprived of their rights by the foreclosure of the Hartford & Erie bonds. That cat sells less than a dollar a share, but it may be quoted at higher figures pending court proceedings.

INCREASED INTEREST IN MINING SHARES.

During the last two weeks there was developed an increase of interest in the mining market. Brokers are all kept busy, the transactions are very large and the corridors of the New York Board are thronged with speculators. There has not been any special new development in mines; the Comstocks are duller than ever, and the shares dealt in are not generally those which pay dividends. But, nevertheless, there is life in the market and the mining interest is indubitably growing. It is acknowledged that the regular Stock Exchange made a mistake in having anything to do with mines. That interest requires special attention and very different manipulation. There is no buying or selling of mining shares on margins, they must be purchased or sold outright. The immense extension of interest in railway stocks has crowded the dealers in mining shares into the very smallest corner of the room.

One group of dividend-paying stocks has been largely dealt in, during the past week, at advancing figures. We allude to those in which Col. Bidwell was interested when alive, to wit, Green Mountain, Cherokee, Rising Sun and Goldstripe. Report speaks well of these mines, and they seem to be well managed and manipulated, at least on the Mining Board. Silver Cliff has been active and all the probabilities point to much higher figures. Bull Domingo has been inactive, but inside owners say that a movement will soon be inaugurated to put the price of the stock up. But mining share points are very uncertain. People who own Iron Silver stock claim that now the road is clear for developing the most magnificent property in Leadville. This claim embraces a thousand acres. It was so promising that the same California gang who ruined Chrysolite and swindled the stockholders, secured an option that controlled the management of the Iron Silver mine. They played the same old game, capitalized the company for 500,000 shares, placed all they could of the stock at \$7.50 per share, then sold short and raided on the stock and, to help their schemes, injured the mine in every way. They got up lawsuits, so as to put the title of the mine in peril, the current expenses were charged with the labor of 600 workmen, when less than 200 men were employed. In short, every device was tried known to the expert California mining swindler. We give all this on the authority of a large holder of the stock, without vouching for its entire accuracy. It is claimed that the mine is now controlled by Mr. Leiter, who is an honest business man, and now the mine is to be developed so as to bring out its immense possibilities. Still, we would not advise any one to purchase it.

The American Mining Board seems to be approaching dissolution. It was started by a group of Californians to further their schemes, and who voted themselves large salaries in the Board, as well as in the Trust Company. This last institution, by the way, has been re-organized on a cheaper basis. Loaning money on mining shares does not seem to be an extensive or lucrative business.

Seats in the New York Mining Board command \$800, and people who know the growing interest in mines, are of opinion that the price will be much higher before the end of this year.

Real estate and rents are advancing in Philadelphia, as well as here, and that, too, at a pace which excites attention. According to the *Record*, there are fewer houses to rent there now than at any period for many years, and the demand has not been equalled since the panic. Many owners have increased their rents 10 to 15 per cent for houses on which the leases have expired or are about to terminate. Others have notified their agents to ask a higher figure on the lease-expiring properties for the balance of the year.

At Cincinnati and Chicago and other important points the journals report a like activity and improvement.

RAILROADS THROUGH THE MINERAL REGIONS.

The Eastern public are little aware of the activity in railway enterprises in the mineral regions which lie adjacent to the Rocky and Sierra Nevada Mountains. Undoubtedly the most important portion of the earth in its promise of mineral productions, is that which extends from the Isthmus of Darien north to Oregon and northeast towards Lake Superior. There may be other sections of the world surface which contain as much or more hidden wealth; but the especial value of our west coast mineral region is that it is now being intersected with railways, and that the American race has the inclination, the money and the kind of population to promptly develop the incalculable wealth of this country in gold, silver, iron, copper and other metals. We have had some tolerably wild railroad building in the West, through forests and over prairies, and the return has not always been what the promoters expected. But it is a curious fact that every railroad in a mineral region has paid enormous profits. We all know what the coal and iron of Pennsylvania have done for the railway interests East; but very astonishing profits have also been made in very wild and mountainous countries by the construction of short railway lines. A line of ninety miles of narrow gauge road, running from Palisades, on the Central Pacific Road, south, to Eureka, has paid for its capital stock every two years since it has been built. The returns from this road was the nucleus for the gigantic fortune of D. O. Mills. The roads to Virginia City and Carson City are also very profitable. It was in these that William Sharon made much of his money.

During the week, Mr. L. M. Chittenden lectured before the Bullion Club, on the new railway enterprises in the State of Nevada, and their connection with the two transcontinental lines, one completed and the other shortly to be completed. The lecture was full of matter which would have interested all the railway and mining men of the country. Through the faulty organization of the city staffs on our daily journals, lectures like these are not reported and are lost to the country. Even the mining and financial journals neglect them, as they seem to think publishing the paid puffs of swindling mining companies pays better.

Mr. Chittenden claimed that the belt of country extending from the Comstock lode in a southeasterly direction across the State of Nevada and into southern Utah, and which includes the Eureka district, Silver Reef and the famous Horn Silver mine, is probably the richest mineral region, of the same size, on earth. It is as yet but very scantily developed, owing to the lack of railway facilities, as well as wood and water. But railways are now under way; the Southern Utah, which starts from Salt Lake, now runs over 200 miles south to Frisco where is situated the Great Horn silver mine. Here it turns to the West and will run through southern Nevada, opening up this rich mineral belt and putting it in communication with some of the finest coal beds in the world, which have recently been found just across the southern border of Utah, in New Mexico. Fuel is all important in Nevada, and here is an abundant supply of it for mines, the greater part of which require coal and coke. The mines of that region are not free milling, and the ores of those mines require chlorination and roasting, but Nevada has the most famous salt marshes in the world, and it is in eastern Nevada that the famous mountain of salt exists, large blocks of which were on exhibition at the world's fair in Philadelphia. Then, another railroad is projected down through the centre of Nevada from north to south, which will supply wood to the mines, as well as bring supplies and carry ore and bullion cheaply. This road will also be extended so as to form a connection between the Central Pacific and the Southern Pacific.

Mr. D. G. Croly, the secretary of the club, followed the lecturer in an account of a visit he paid Candelaria, Nevada, in the spring of 1879. He had traveled from Bodie to Walker Lake, a distance of some sixty miles, and he was struck by the picture

of desolation which the surface of the State of Nevada presented. He told of Rhode's salt marsh, where thousands of tons of the finest salt could be gathered daily, without any visible diminution of the supply. With railway communications the salt marshes could not only be utilized for the mines, but could be sold throughout the country. Mr. Croly has visited Bellville, where the famous Northern Belle mine is situated, and he was much impressed with the immense possibilities of the country as a mining camp. But the region is so deficient in water, that man and beast have to be supplied with liquid that is paid for at the rate of five to eight cents a gallon, while wood was eighteen dollars a cord. He thought the time might come when the passes in the Sierra Nevada Mountains might be so widened and deepened that the moist winds of the Pacific coast might largely extend the area of wooded country in Nevada. There was such a pass at the Mammoth mine and though that was situated on the easterly slope of the Sierra Nevada, the country about was dense forests, due to the moist air of the Pacific Ocean finding its way through from the west side after passing over the valley of the Yosemite. Mr. Croly also pointed out the reason for the difference in price in the stocks of the Central and Union Pacific roads. Under Jay Gould's management the Union Pacific had built feeders to its main track, north and south, in every direction. Among the assets of the Union Pacific are thousands of miles of branches running to the mineral regions north and south. The Central Pacific had pursued a different policy and had allowed private persons, like Sharon and Mills, to get control of the branches which connected the mineral regions with the trunk line of the Central Pacific. In the opinion of the speaker, we are on the eve of immense developments in the mineral regions of the great West. As yet we have but scratched the surface, but with the building of these railways the mining interests of the country will be prodigiously developed. The next decade would see the largest addition ever made to the stock of gold and silver in the world. The great silver discoveries of the Spaniards, after the conquest of Mexico and Peru, gave an immense impulse to the business of the whole world. We were about soon to add to the bullion of the world far in excess of what had been done by the Spaniards when they were in their prime. It was unnatural for this country to be draining gold and silver from other parts of the world. In a normal state of trade we should be exporting bullion very largely, as it is one of our productions as much as cotton, wheat or petroleum. The mining centre of the continent would hereafter be New York, and in time the transactions in mining securities will be as important as the dealings now are in railway shares.

Professor Stewart added his testimony to that of the previous speakers respecting the vast possibilities of mining in Nevada and the adjacent regions. But he further thought that New York capitalists would some day be astonished, when they found out how rich were the mines on the east coast of Maine.

MARKET REVIEW.

REAL ESTATE MARKET.

For list of lots and houses for sale see pages vi and vii of advertisements.

While landlords are paying special attention to the rent question just now, purchasers and investors in real estate are unusually lively for the season. It is now settled that there will be an increase of rents along the whole line. We have already noted the fact that the agents of the Astor estate have announced an advance in rents of 10 per cent., but 15 per cent., and even 20 in good locations, has been asked for renewals of leases of first class residences, while in some choice locations near the Stock Exchange, rents have advanced to figures which cannot very well be represented by percentages. Time was when the stockbroker did his business in a dingy office, his only furniture being a safe, a desk and a couple of chairs. But the business of the brokers has grown so much, that large offices and suites of rooms are in demand. As all wish to be near the Stock Exchange, it follows that rents in the district bounded by Broadway, Broad and Wall streets, and Exchange place, have witnessed a phenomenal rise.

It is to be remarked that the increase in rentals has

been, first, in business property far down town, and, secondly, in fashionable up-town quarters, below and on the east side of the Central Park. The new rich, those who have made a great deal of money within the last two years, are looking around for first class residence property, and, as their ranks are increasing, there is no danger that there will be any over-building this year.

The first effect of the World's Fair organization is shown in the announcement of a sale of the Dyckman property. There is already a lively speculation in real estate in the neighborhood of Inwood, which will grow to large proportions as the time comes near for the holding of what promises to be the greatest exposition ever held. The property to be sold is on Ninth avenue, Academy street, Sherman avenue, Hawthorn street, Post avenue and Naegle avenue. The prices for these lots will be eagerly canvassed by all who are interested in real estate in the Twelfth and Twenty-fourth Wards.

The sales on the Real Estate Exchange during the past week were numerous attended, and the prices were generally very good. It may be remarked that residence property between Tenth and Fortieth streets does not do quite as well as property further up-town. Thus a fine residence property in East Thirty-seventh street, between Lexington and Park avenues, a four-story high stoop brick house, built on a full lot, with a stable adjoining also on a full lot, brought only \$42,400—\$45,000 had been refused at private sale.

Last Saturday was sold the estate of Peter Dolan, deceased, by Adrian H. Muller. The particulars of this and other sales will be found below. The prices were generally quite satisfactory.

The same auctioneer sold the property Nos. 148 and 150 Franklin street, and also some property corner Bowers and Bayard street, for what was considered very satisfactory figures.

Morris Wilkins sold some property in New street (Nos. 42 and 44), for \$42,500; also some property corner Macdougall and West Fourth streets; a residence on West Washington square was bid up to \$27,000 and withdrawn.

Richard V. Harnett sold the warehouse of Moore, Jenkins & Co., at the corner of West Broadway and Franklin street, near the elevated station, which was bid in by the plaintiff for \$95,000.

GOSSIP OF THE STREET.

Sixty-two lots of land, comprising the block between One Hundred and Fiftieth and One Hundred and Fifty-first streets, from Tenth to Eleventh avenue, have been sold for \$157,000, an average of \$2,500 each.

Messrs. Lespinasse & Friedman report the sale of nine lots on the Boulevard and One Hundred and Forty-second street, owned by Mr. Chamberlain, being five lots on the Boulevard and four on the street, for \$32,000; also four lots on One Hundred and Seventeenth street, between Fifth and Sixth avenues, for \$4,000 each. The lots on Seventy-third street, between Ninth and Tenth avenues, adjoining Mr. Edward Clarke's houses, previously alluded to as having been sold at \$60,000, were not so disposed of, but they have been sold by this firm at \$7,000 each; total, \$56,000, to Mr. Hamilton, the builder, who could not find the lots he required on the East Side, and hence tries the experiment of building on the West Side.

The same firm have sold four lots on the north side of Eighty-fourth street, between Eighth and Ninth avenues, for \$6,500 each.

The Nos. 15 and 17 Broad street are said to have been sold, but we have not the particulars.

Butler & Matheson have sold 45 Pearl street and 32 Bridge street, at \$14,500. The house No. 10 Stone street was sold on private terms.

Riker & Co. have sold for Mr. Thomas F. Durant the Fifth Avenue Riding Academy building and lease for \$90,000 cash. This property is known as Nos. 7, 9 and 11 East Fifty-eighth street and Nos. 14, 16 and 18 East Fifty-ninth street. It is 200 feet east of Fifth avenue, and its dimensions are 75x200. This property is leased from the Astor estate.

The same firm sold two lots on Seventy-third street, for Mr. J. L. R. Wood, for \$7,750 cash each. These lots are on the south side, west of Ninth avenue, 50x102.2 feet, and are immediately to be improved with three first class brown stone dwellings for private parties. The same firm has sold a dwelling, store and stable with an acre of ground, at Bronxville, Westchester County, for \$5,500 cash.

Messrs. Siegmund T. Meyer & Sons have sold at private contract during the week four lots on the northwest corner of Park avenue and Seventy-fourth street for \$54,000 to Mr. Bartholomew. Three lots on the south side of Ninetieth street, between Madison and Fifth avenues, have been sold at \$15,500 each. Two lots on the north side of Eighty-second street, between Madison and Fifth avenues, have been sold by the same firm for \$39,000. They have also sold at

private contract No. 23 Great Jones street, 25x100, for \$25,000.

Messrs. Scott & Myers have sold two lots on the south side of Ninety-sixth street, twenty-five feet west of Ninth avenue, and two lots in the rear on the north side of Ninety-fifth street for \$14,000 each.

Vernon K. Stevenson, Jr., has sold the four-story high stoop dwelling No. 613 Fifth avenue, east side, between Forty-ninth and Fiftieth streets, the residence of the late S. N. Pike, for \$103,000 to Dr. Edward P. Huylar. The lot is 28x100.

One of the fine 19 feet front houses of F. A. Thurston, No. 11 East One Hundred and Twenty-eighth street, was sold by George H. Leonard, for about \$18,500.

Mr. Francis Crawford has sold a four-story brown stone house, 798 Lexington avenue, for \$18,750. Also brick house and lot, No. 225, East Fifty-eighth street, \$8,500.

F. Zittel, has sold lot on Fifth avenue, between Fifty-fourth and Fifty-fifth streets, for \$71,000. Also a brown stone house 104 East Fifty-seventh street, four-story, 20 feet front, for \$30,500. The same agent also sold the house 48 East Seventy-ninth street, four-story brown stone 18 feet front, \$20,000.

Among the reported sales by contract are three lots on Ninety-fourth street, 100 feet west of Madison avenue, for \$20,000. House, No. 10 East Eighty-third street, four-story brown stone, \$60,000. Also house and lot No. 35 West Fifty-fifth street, for \$23,750. Also four lots in Eightieth street, between Madison and Fifth avenue, \$78,000. Also two lots on the north side of Sixty-eighth street, 120 feet west of Madison avenue, \$66,000.

One of the large insurance companies is now discussing the question of selling at auction all of its holdings of suburban property which has been acquired within the last few years.

Charles A. Seymour & Co., of Brooklyn, have sold one house on Schermerhorn street, brown stone, 16.8 x 40x140, for \$8,300. Three lots on Eighth avenue, between President and Union streets, for \$9,000; also one house (No. 28 Nevins street) for \$4,500.

NOTES.

We call attention to the statement of the Niagara Fire Insurance Company. Upon a cash capital of \$500,000 the company has accumulated assets amounting to \$1,557,486, of which over \$600,000 is net over liabilities and capital. The year past shows an increase of \$130,000 in excess of increase over expenditures.

The twenty-first annual statement of the Equitable Life Assurance Society, published in another column, shows its assets to be \$41,000,000 and its surplus \$9,000,000. The income in 1880 was \$8,700,000; the payments to policy-holders, \$4,800,000, and the amount of new policies written, \$35,000,000. Such figures exhibit great financial strength and prosperity.

The following are the sales at the Exchange Sales-room for the week ending Jan. 28:

* Indicates that the property described has been bid in for plaintiff's account:

Bowery, Nos. 27 and 29, and No. 35 Bayard st. s e cor Bayard st, 49 3x94.6x49x100.10, No. 29 Bowery, three-story brick store and dwelling, No. 27 Bowery, four-story brick store and dwelling, and No. 35 Bayard st, three-story brick dwelling. E. D. Farrell. (Public auction sale).....	\$63,050
Elizabeth st, Nos. 186 to 192. e s, abt 112 s Prince st, 100x100, three-story brick soap and candle factory. F. Mohrmann. (3d mort., amount due, abt \$9,000, 1st mort., \$20,000).....	50,000
*Franklin st, Nos. 127 and 129, s w cor West Broadway, 48x34.2, six-story brick (iron front) store. H. D. & C. F. Kerr. (Amt. due, abt \$94,850).....	95,000
Franklin st, No. 148, n s, 159.6 w Varick st, 18.10x37.3, three-story brick dwelling. Jas. O'Donohue. (Public auction sale).....	10,200
Franklin st, No. 150, n s, adj above, 25x86.8, two-story brick dwelling. F. M. Bacon.....	15,100
Hudson st, Nos. 630 and 632, e s, north of Jale st, 45x38.5, irreg., two four-story brick buildings with stores. Hugh King. (Executor's sale).....	23,650
Mulberry st, Nos 5, 7 and 9, w s, 76.6 n Chatham st, 70x102, six-story brick build'gs, with stores. William Nelson, Jr. Partition sale.....	30,550
Thompson st, No. 114, e s 80.10 s Prince st, 19x77.2, three-story brick dwelling. Benj. B. Johnston.....	6,350
Vesey st, No. 94, n s, 71.3 w Washington st, 17.9x49x14.2x49, three-story brick store and dwelling. John O'Connor. Trustee's sale.....	19,000
West st, n e cor West 12th st, 22.7x80, two-story frame building. John G. Wendel. Executor's sale.....	7,600
West st, e s, adj, 44.9x80, sheds. H. C. Freeman.....	10,000
Worth st, No. 3, n s, bet Hudson st and West Broadway, 25x100, five-story brick buildings. Frederick W. Loew. Partition sale.....	17,650
37th st, Nos. 117 and 119, n s, 125 w Lexington av, 50x98.9, four-story brick dwelling and brick stable. A. L. Myers. Executor's sale.....	42,400

Table of real estate listings with columns for address, description, and price. Includes listings for 41st st, 90th st, 104th st, etc.

severity of the winter has had an influence to check considerable business, owing to the difficulty and expense attending the movement of supplies.

The Pump manufacturers, at a recent meeting, adopted the following rates: Cistern and Pitcher Pumps, 50 per cent. discount; Drive Well, Yard, Set Length Lift and Set Length Force Pumps, 45 do;

LATH—The general situation continues favorable to the selling interest. Stocks in hands of dealers are by no means liberal and in some cases prove quite small.

LIME—Demand is good, and everything offered has been placed with full former rates obtained all around, the market ruling firm.

LUMBER.—Our local market does not amount to much in the way of operations from first hands and business is largely dependent upon such parcels as may from time to time work forward from primary points.

Spruce has developed little or no change of late. Amounts available are small and of irregular offering, and as buyers cannot always be found who are in a position to handle supplies at this season,

White Pine has sold fairly on home account, including a shipping demand as well as local orders, and full prices were obtained with very little difficulty.

Yellow Pine is quiet. The stock here is not of a character to satisfy the general call, and it is only rarely that a sale from the accumulation can be made.

Hardwoods are not very active owing to the scant supply of desirable parcels, but buyers are willing to pay extreme rates to secure what they desire.

Shingles continue in small demand for export, but are not much wanted on home account. Prices firm. We quote Cypress at about \$6 for saps and \$8.50 for hearts;

Among the yards business is good, when the weather admits, and the general position seems to be cheerful. Prices about as before with a fairly steady tone.

From among the lumber charters and engagements recently reported we select the following:

The Nor barque Rebus, 665 tons, from Pascagoula to the United Kingdom or Continent, timber, \$5 15s.; a Br brig, 189 tons, hence to Las Palmas, lumber and general cargo, \$1,500; a schr, 299 tons, from Wilmington, N. C., to Hayti, lumber, \$8.50 and foreign port

charges; a Br brig, 327 tons, from Pensacola to Cienfuegos, and back, North of Hatteras, sugar \$9@.56.25 as to size of hhd, lumber out for charges; a schr, 147 tons, from Mobile to Port Spain, lumber, \$9; an Am brig, 396 tons, from Boston to Cardenas, empty hogheads, 85c; two Br brigs, 187 and 298 tons, from St. John, N. B., to the North Side of Cuba, shooks, 17c., and lumber, \$5.50; an Am barque, 366 tons, from Portland to Cardenas, lumber \$5, shooks 20c. and hoops \$5.50; a Schr. 255 tons, from Portland to Martinique, shooks and lumber, private terms; an Am barque, 387 tons, from Portland to Matanzas, sugar shooks and heads 20c. and empty hogheads \$1; a schr, 257 tons, from Suffolk, Va., to New York, pine wood \$3.25 and river towage; a schr, 300 M timber, from Beaufort to New York, \$7; a schr, 350 M lumber and timber, from Beaufort to Boston, \$7.25 and \$8.25; a schr, 220 M lumber, from Fernandina to New Haven \$7; a schr, 260 M lumber from Satilla to Philadelphia, \$6.75; a schr, 300 M lumber, from Savannah to Baltimore, \$5; a schr, 200 M lumber, from Savannah to Bath, \$7.50; a schr, 400 M lumber and timber, from Savannah to New York, \$6.

Table showing exports of lumber from the port of New York, listing destinations like West Indies, South America, East Indies, Africa, Europe, and United Kingdom, with their respective quantities and values.

GENERAL LUMBER NOTES. THE WEST. SAGINAW VALLEY. LUMBERMAN'S GAZETTE OFFICE, Bay City, Mich., Jan 25, 1881.

The market is without change and rather quiet. Some sales are being made, but the volume of transactions is not large. There is a disposition among some dealers to hold off to see what the harvest will be, but that can make but little difference.

The shingle trade is not generally large during the winter, but is a little more sluggish than usual just now. The quotations are \$1.60@2.00 and \$2.60@3.00.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, Minn.

The polar waves which have been sweeping over a large part of the country have had a very visible effect upon the lumber business, as it might naturally be expected to have. This is shown by the table of shipments from Minneapolis as well as the reports from elsewhere. All have dropped off about the same per cent., and our advices indicate that all are well satisfied with the situation and prospects,

The loggers are all shouting happy over this exceptionally good winter for logging. They are securing an enormous supply of logs, but they cannot all be cut if driven out, and the fraternities are now abundantly able to carry over the winter all the surplus which can be cut even if they are all run out of the streams.

The Chicago Northwestern Lumberman continues its yearly review, and our latest dates cover a full report of the Eastern Michigan district. We have only space for the following, but advise those interested to send for a paper and read the balance:

Comparison with former years shows that the mills in this district accomplished more last year than ever before within the limits of a single sawing season. The gain is certainly more than respectable, and tends to confirm what was pretty well demonstrated by the review of the operations of the Lake Michigan mills, in the Lumberman for last week.

BROOKLYN, N. Y.

Table of real estate listings for Brooklyn, N.Y., including addresses like Bridge st, Halsey st, Prince st, etc.

BUILDING MATERIAL MARKET.

BRICKS—The general features of the position remain just about the same as last noted, and we have no positively new features to advise. When the weather is open and mild the consumption is full and rapid, all contractors using their utmost efforts to expedite the work in hand.

CEMENT.—A good, fair reasonable demand is reported for both domestic and foreign with the general market standing about as for some time past. Holders for the most part are firm and none appear to have enough stock to lead to open or free offerings,

GLASS—There is not much doing in window at the moment, most of the orders covering in the main ordinary memorandums for regular sizes, etc., and buyers show no great anxiety over the near-by future.

HARDWARE.—The tendency toward an improving business continues, and already some few dealers report quite a little animation. The call comes from reasonable quarters, and covers about the usual assortment, with buyers moving cheerfully and apparently not afraid to invest to the full extent of their known wants, and in some cases beyond. The

cession. We quote \$2.50@2.75 for Newbern and Washington, and \$2.62 1/2 @ 2.87 1/2 for Wilmington, according to size of invoice.

CONVEYANCES.

Wherever the letters Q. C. and C. a. G. occur, preceded by the name of the grantee, they mean as follows: 1st—Q. C. is an abbreviation for Quit Claim deed i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty.

2d—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or incumbered.

NEW YORK CITY.

JANUARY 21, 22, 24, 25, 26, 27.

Bedford st, w s, indeft, 25x50. David Demarest to Isaac A. Demarest. Jan. 20.....\$3,000
Same property. I. A. Demarest to Ann E. wife of David Demarest. C. a. G. January 20.....3,000
Broadway, No. 369, w s, 50 n Franklin st, 25x150 to alley, five-story stone front warehouse. Edward J. King to Henry Morrison, exr. Henry I. Hart, dec'd. Q. C. Jan. 11...50,000
Same property. Partition. Charles Price to Henry Morrison, exr. Henry I. Hart, dec'd. Mort. \$35,000. Jan. 21.....130,000
Broadway, s e cor Broome st, 24x100x25x100. William E. Stiger to Clara H. Guion. Morts. \$91,635. C. a. G. Jan. 6.....nom
Broadway, s w cor 63d st, runs west 128.2 to 9th av, x south 75.3 x east 100 x south 25.1 x east 86.6 to the w s Broadway, x north 116.1. Richard L. Thurston to Richard Lathers, New Rochelle. Q. C. Jan. 12.....nom
Broadway, No. 150 1/2, e s, 19.6 s 57th st, runs northeast 60.6 to south side 57th st, x east 51.6 x south 23.3 x west 102 to east side Broadway, x north 22.2, part of two-story frame building (marble works). George W. Thacher to Henry C. Thacher, Yarmouth, Mass. Jan. 24.....25,000
Bleecker st, No. 202, southerly cor Hancock st, 25x93, two-story brick dwelling. Anna V. Forrester to James C. Forrester. Nov. 7, 1876.....20,000
Bloomingdale road, centre line, as formerly existing at 133d st, runs north along said centre line to centre of 135th st, as formerly existing, x west along said old centre line to west side of said Bloomingdale road, x south along said west side to 133d st, x east to beginning. Solomon Loeb and A. J. Dittenhoefer to Leonard Lewisbolm and Rebecca Meyer. Jan. 17.....nom
Bloomingdale road at or near intersection of the e s of said road with s s of 137th st, runs thence northeast along said road to a point on s s land of Archibald Watt at point abt 26th north 138th st and 276 e 11th av, x southeast along Watt's land and land W. & J. Devlin to 10th av, x southwest along av to north line land E. C. Donnelly, x northwest to Bloomingdale road point of beginning, three and two-story story dwell'g and two-story brick stable. Bridget Devlin to The Hebrew Benevolent & Orphan Asylum Soc., New York, January 19.....123,000
Baxter st, No. 15, e s, 23.10x81, two-story frame store and dwell'g. Caroline A. wife of Henry Eiben, Frances J. wife of George Beardsley, New York, Maria L. wife of Eugene Mowatt, Brooklyn, L. Fredericka wife of John C. Newton, Holyoke, Mass., Mary E. wife of Wm. P. McCann, Vallejo, Cal., and Pamela L. Vulte, widow, heirs Charles W. Vulte, dec'd, to Peter Canepa. Dec. 15.....7,500
Cherry st, No. 181, s s, 130.7 e Market st, 21x60.7, three-story brick tenem't. Jas. Carey Brooklyn to George W. Elliott. Mort. \$3,000. January 21.....7,000
Cherry st, No. 34, n s, 22.9x73.6x18.3x73.8, also use of alley on westerly side of lot, five-story brick store and tenem't. Patrick Connor to Matthew C. Connor, New Haven, Conn. Jan. 25.....9,000
Commerce st, No. 23, n s, 100 e Bedford st, 25x39, three-story brick dwell'g. Hugh McGinley to Michael F. McCann. Mort. \$2,000. Jan. 25.....5,000
Eim st, e s. Release mortgage. The Greenwich Savings Bank to Christopher & Tenth Street R. R. Jan. 11.....nom
Front st, No. 319, n s, 20x70, four-story brick tenem't. Foreclos. Bradbury C. Chetwood to Peter Murray. Dec. 21.....3,050
Fort Washington Ridge road, centre line, s e s, lot No. 3 on map filed in the matter of the Real Estate Trust Co. agt. Jacob T. Seagrove et al., 26.6x134x26.6x119.....
Proposed road next e of Fort Washington Ridge road, centre line, n w s, being lot 4 same map, 31.20x120.6.....
Samuel Bierhoff, San Francisco, to Joseph Bierhoff. C. a. G. Jan. 25.....3,000
Gay st, Nos. 9 and 11, e s, 76.1 n Waverly pl, 33.9x65, two three-story brick dwell'gs. Foreclos. Edward F. Brown to Hugh Curry. Jan. 3.....10,650

Same property. Release dower. Eliza F. Eddy, Boston, to Hugh Curry. Jan. 15.....nom
Gay st, e s, 76.1 n Waverly pl, 0.6x65. Hugh Curry to James Eddy, Providence, R. I. Release covenants, &c. Jan. 22.....nom
Gay st, part of wall of No. 11 probably. James Eddy to Hugh Curry. Jan. 19.....nom
Greenwich st, No. 12, w s, indeft, 22.7x100.4x22.5x100.9. John J. Healy to Gabriel A. Healy. Mort. \$10,000. Feb. 10, 1880.....nom
Harrison st, n s, 74 w Washington st, 21x75, No. 48, three-story frame (brick front) store and dwell'g. Catharine wife of George Whittemore to Annie S. wife of Ira O. Miller. 1/2 part. Jan. 22.....6,000
Jackson st, s w cor Grand st, store fixtures, &c., only. Release and ratification. Peter McGuire to John Glackner.....nom
Leonard st, No. 10. Agreement to sell and buy with covenant to build. Mary Rogers, widow, to William Thompson, Brooklyn. Jan. 25.....13,500
Murray st, No. 35, n s, 25.3 w Church st, 25x50.9, five-story stone front warehouse.....
Church st, No. 60, w s, abt. 50.9 n Murray st, 25x50.3, five-story brick warehouse.....
Annie S. wife of Ira O. Miller to Catharine wife of George Whittemore. 1/2 part. Mort. \$16,000. Jan. 22.....28,500
Norfolk st, No. 154, e s, 150 s Houston st, 25.2x100x25x100, five-story brick store and tenement. George Steinbrecher to Christian Knapp. Mort. \$7,500. Jan. 27.....15,200
Pine st, No. 72, n s, runs northeast 56.2 x southeast 20.3 x southwest 38.2 x southeast 7.6 x southwest 18.6 to Pine st, x west 27.6, four-story brick office building. William Douglas to George Douglas, et al., trustees of the separate estate of Harriet D. wife of Henry D. Cruger. Nov. 2, 1835.....14,500
Pearl st, No. 45, westerly cor Bridge st, 24x59.9x39.9x27, four-story brick warehouse. Edward C. Rice to Mathilde wife of Eliab H. Tompkins. 1/2 part. Jan. 18.....3,125
Same property. Mathilde wife of Eliab H. Tompkins to Frances Livingston. Jan. 19.....14,500
Stanton st n w cor Mangin st, 19.11x70, No. 340 Stanton st, two-story frame store and dwell'g, three-story brick shop on Mangin st. Jacob Wick, Jr., to Jacob Wick. Jan. 10. 8,000
Tompkins st, w s, 25 s Delancey st, 25x25. William M. Willett, Jersey City, to Edward M. Willett. 1/2 part. Jan. 22.....nom
Tompkins st, No. 25, w s, 50 s Delancey st, 25x25, three-story brick tenem't. William M. Willett, Jersey City, to James Ray and Catharine A. Anthon. 1/2 part. Jan. 24.....nom
Watts st, No. 11, s s, 207.8 w Varick st, 21.2x76 x21.2x60 to alley, three-story frame (brick front) dwell'g and two-story brick stable in rear. Catharine wife of George Whittemore to Annie S. wife of Ira O. Miller. 1/2 part. Jan. 2.....3,000
5th st, s s, 323 w Av C, 24.8x98. John E. and Henry C. Roller, Jersey City Heights, and Caroline Remlein to John A. Roller. Q. C. Jan. 24.....nom
12th st, No. 158 W., s s, 215.10 e 7th av, 20.3x103.3, three-story brick dwell'g. Jeannette H. wife of Emile Bacigalupo to Adeline M. wife of Thomas C. Dunham. Mort. \$5,000. Jan. 24.....10,750
17th st, No. 241, n s, 400 w 7th av, 20x39.7x20.1x40, three-story brick store and tenem't. Gustavus B. Sanford to Egbert V. Altenhain. Jan. 25.....6,500
18th st, No. 431, n s, 190 w Av A, 25x92, one-story brick and frame factory building. Mary Griffin, Dresden, Saxony, to John Bickmann. Dec. 1.....4,000
Same property. Release of liability from covenants, &c. John Bickmann to Mary Griffin...100
18th st, s s, 150 w 8th av, 25x92. Anastasia H. Wixon et al., exrs. Samuel H. Wixon, dec'd, to Anastasia H. Wixon. July 15.....nom
19th st, No. 228, s s, 281.9 w 7th av, 15.5x92, five-story brick tenem't. Peter Stephan to Jane Anderson, Montclair, N. J. Jan. 15.....7,850
19th st, No. 44, s s, 314 e 6th av, 21x92, four-story brick dwell'g. Sale under foreclosure by advertisement. James Blecker, auctioneer, certifies to sale of above property to Alphonse J. Cazet for.....20,200
24th st, No. 402, s s, 81.6 e 1st av, 25x98.9, part of coal yard, &c. Foreclos. Julius E. Ludden to Wm. H. Schermerhorn and ano., exrs. Samuel Leggett, dec'd. Sept. 7.....3,000
24th st, No. 404, s s, 106.6 e 1st av, 25x98.9, part of coal yard, &c. Foreclos. Julius E. Ludden to Wm. H. Schermerhorn and ano., exrs. Samuel Leggett, dec'd. Sept. 7.....3,400
24th st, No. 406, s s, 131.6 e 1st av, 25x98.9, part of coal yard, &c. Foreclos. Julius E. Ludden to William H. Schermerhorn and ano., exrs. Samuel Leggett, dec'd. September 7.....3,000
24th st, s s, 125 e 2d av, 25x98.9. John Brady to Arthur Hanna. Jan. 26.....nom
Same property. Arthur Hanna to Elizabeth wife of John Brady. C. a. G. Jan. 27.....nom
25th st, No. 56, s s, 88.4 w 4th av, 18.4x98.9, four-story stone front dwell'g. Louisa M. Ogden, widow, to Henry A. Smyth. Jan. 7.....20,000

26th st, No. 305 E., n s, 100 e 2d av, 25x98.9, five-story brick store and tenem't. Solomon and Marcus Simon to Elias Neumann. Contract. Mort. \$12,250. Jan. 12.....13,000
26th st, No. 305, n s, 100 e 3d av, 25x98.9, five-story brick store and tenem't. Solomon and Marcus Simon to Elias Neumann. Mort. \$12,250. Jan. 25.....13,000
26th st, No. 126, s s, 30 w 6th av, 25x98.9, five-story brick store and tenem't. Deed on execution. Bernard Reilly, late sheriff, to Henry J. Schenck. June 16.....160
Same property. Henry J. Schenck, Brooklyn, to Maria B. Parke. C. a. G. September 3.....nom
29th st, n s, 140.6 e 3d av, 15x98.9. John J. Healy, Jr., to Bernard S. Hatton. Dec. 11.....nom
31st st, No. 227, n s, 325 w 7th av, 25x98.9, four-story brick store and tenem't, and three-story brick tenem't in rear. Catharine Schaffer, widow, to Herman Ruschmeyer. Mort. \$9,000. Jan. 24.....17,100
Same property. Catharine, wife of Louis Fink, formerly Catharine Schaffer, heir George Schaffer, to Catharine Schaffer, widow. C. a. G. Jan. 24.....nom
31st st, No. 9, n s, 193.9 e 5th av, 21.1x98.9, four-story stone front dwell'g. Hannah Gumpert, widow, Rachel wife of Gustav White, Edward J., Louis E., George and Mary Gumpert, Julia wife of Charles Rodé, and Joseph Bogen to Elvira Harbeck. 7-8 part. Mort. \$15,000. Jan. 14.....23,625
Same property. Rebecca Gumpert, by Hannah Gumpert, guard., to same. Infant's share. Jan. 14.....1,500
Same property. Release dower. Hannah Gumpert, widow, to Elvira Harbeck. January 24.....nom
32d st, No. 140 W., s s, 415 w 6th av, 20x49, three-story brick dwell'g. Foreclos. Dudley F. Phelps to Nathan A. Rogers. January 18.....5,000
32d st, s s, 204.2 w 6th av, 20.10x98.9. Foreclos. William A. Boyd to William T. Ryerson and Ira Brown. Jan. 24.....13,300
32d st, No. 555, n s, 175 e 11th av, 25x98.9, five-story brick store and tenem't, and three-story brick tenem't in rear. Foreclos. Rufus G. Beardslee to Alfred A. Sutton, Mt. Kisco, N. Y. Jan. 26.....8,000
35th st, part of No. 74 W., s s, 60 e 6th av, 2.6x18.9. The Sixth National Bank, New York, to Thomas N. Lawrence. Q. C. Jan. 6.....nom
35th st. Agreement to discontinue present drain, and open an independent sewer connection, &c. Thos. N. Lawrence with Francis Leland, President.....nom
58th st, s s, 175.2 w 1st av, 25x100.9x25.2x104. John Gilmore to Mary E. Gallagher, Jersey City. Q. C. Sept. 1.....nom
38th st, No. 221, n s, 267.8 e 3d av, 22.7x98.9, four-story brick store and tenem't, and four-story brick tenem't in rear. George W. Tubbs to Jefferson M. and L. Napoleon Levy. Jan. 15.....8,025
39th st, s s, 225 w 8th av, 25x88.9. Anthony Miller to Frederick Kuenzel. Mort. \$10,000. Jan. 20.....nom
40th st, No. 123, n s, 85 w Lexington av, 20x98.8, two-story brick dwell'g. Henry J. Smith to William F. Mott. Mort. \$2,500. Jan. 25.....17,500
40th st, No. 140, s s, 148 e Lexington av, 24x83.1x24.3x79.7, two-story frame dwell'g. James McParlan to William Humes. Jan. 20.....7,400
Same property. James McParlan, exr. H. McParlan, to William Humes.....nom
46th st, Nos. 313-321, n s, 200 e 2d av, 125x98.9, five five-story brick tenem'ts. Charles Riley to Michael Connor. Jan. 10.....100,000
47th st, No. 396, s s, 125 w 8th av, 24.9x68.1x24.5x76.5, two-story brick dwell'g, and one-story frame stable in rear. Bernhard Hamburger to Oscar C. Weinman. Mort. \$4,000. Jan. 17.....6,000
47th st, No. 79, n e cor 6th av, 19x75.4, four-story stone front store and dwell'g. Thomas Thacher and Catharine his wife to Henry C. Thacher, Yarmouth, Mass. Morts. \$40,000. April 19, 1878.....60,000
49th st, No. 58, s s, 120 w 4th av, 20x100.5, four-story stone front dwell'g. Jessie A. wife of Edward W. Ashley, Orange, N. J., to George A. Starkweather. C. a. G. Jan. 15.....5,000
Same property. Alexander C. Morgan to same. C. a. G. Jan. 15.....5,000
Same property. William J. Hotchkiss to same. C. a. G. Jan. 17.....5,000
Same property. Henry J. Morgan, Washington, D. C., to same. C. a. G. Jan. 15.....5,000
Same property. Frances W. wife of George A. Starkweather to William J. Hotchkiss. C. a. G. Jan. 15.....5,000
50th st, No. 337, n s, 405.10 w 8th av, 19.2x100.5, three-story stone front dwell'g. Mary S. wife of John I. Mandeville to Sarah wife of Garret D. Clark. C. a. G. 1/2 part. Jan. 24.....500
50th st, No. 320, s s, 187.6 e 2d av, 18.6x100.5, three-story stone front dwell'g. John Ryan to Marcus Nathan. Mort. \$4,000. January 26.....9,500

57th st, s, s, 150 e 7th av, runs south 100 x east 25 x south 0.5 x east 25 x north 100.5 to 57th st, x west 50. Albert F. Bellows to Jared B. Flagg. C. a. G. Mort. \$32,000. Jan. 4. nom

57th st, n, s, 175 e 10th av, 33.4x100.5. Frederic R., Charles and Louis L. Coudert to John O'Connor. Jan. 22. nom

58th st, No. 206, s, s, 110 e 3d av, 20x100.5, three-story stone front dwell'g. Emily A. Sage to Phillip Scheyer. Mort. \$5,000. Jan. 24. 1,500

62d st, s, s, 63 e Madison av. Release mort. Jonas B. Kissam to Charles Buek. January 21. nom

62d st, interior lot on centre line bet 62d and 63d sts, at point 180 w 2d av, runs south 74.11 x west 25.4 x north 70.9 x east 25. Mary De Peyster, widow, to Julius Wadsworth. Jan. 20. 2,500

64th st, No. 181, n, s, 130 w 3d av, 15x100.5, three-story stone front dwell'g. Sarah H. Sanford, widow, Lima, Ohio, Edgar P. Sanford, Morristown, N. J., and Gertrude A. Sanford, Morristown, N. J., heirs H. Sanford, to Alfred Aeschmann. Mort. \$8,000. Jan. 17. 11,000

66th st, No. 306 E., s, s, 100 e 2d av, 18.9x100.5, four-story brick tenem't. Christine wife of Adolphe Franke to Martin Koller. Mort. \$7,500, &c. Jan. 25. 3,000

67th st, n, s, 350 w 8th av, 50x100.5, shanties. Mannes Baum to Edward Tracy. Mort. \$7,000. Dec. 23. 16,000

71st st, s w cor 2d av, 300x100.4. Augustus N. Morris, Bartow, N. Y., to Salomon Marx. Q. C. Jan. 3. nom

72d st, ss, 100 w Lexington av, 100x102.2, vacant. Edward Tracy and James Russell to Isaac Metzger and Edward Oppenheimer. January 18. 48,000

76th st, n, s, 100 w Av A., 50x140.9x50x132.6, vacant. Peter Schreyer to Israel Casper. Mort. \$4,250. Jan. 21. 6,000

77th st, s, s, 280 w 9th av, 27x102.2, vacant. Cornelia A. wife of James Beveridge, Brooklyn, to Roger A. Francis. Jan. 24. 5,000

78th st, Nos. 342 and 344, s, s, 190 w 1st av, 40x 102.2, two four-story stone front tenem'ts. Israel Casper to Henry P. De Graaf. Mort. \$14,000. Jan. 24. 30,000

80th st, s, s, 250 e 3d av, 50x102.2, one-story frame shanty. Mathias M. Smith to Thomas H. Walker. Mort. \$5,000. Jan. 17. 10,000

83d st, No. 227, n, s, 355.10 e 3d av, 25.5x102.2, four-story stone front flat. }
83d st, No. 229, n, s, 381.1 e 3d av, 25.5x102.2, }
four-story stone front flat. }
James A. Frame to William Frame. January 19. 100

83d st, n, s, 200 w 2d av, 25x100. Edmund Adams, 2d, Derry, N. H., committee of Eliza Adams, lunatic, to James A. Frame. January 3. 50

83d st, s, s, 160 e 5th av, 75x102.2, vacant. Anna B. Wilson et al., exrs. John T. Wilson, dec'd, to Isaac Innes, Newtown. Jan. 15. 50,000

Same property. All title. Anna B. Wilson, widow Henry H. Wilson, and Annie E. wife of S. J. Armstrong to same. Q. C. Jan. 15. nom

84th st, n, s, 800 e 5th av, 18x62x—75.5, vacant. Joseph M. Emanuel to Joseph A. Dunn. Mort. \$1,500. Dec. 30. 6,500

93d st, n, s, 100 w 3d av, runs north 94.8 x west abt 10 x north to centre block bet 93d and 94th st, x west 190 x south 100.8 to 93d st, x east 200, vacant. Henry J. Burchell to Robert J. Algie and Patrick Childs. Mort. \$35,200. Jan. 26. 50,000

95th st, n, s, 300 e 9th av, 50x100.8, vacant. }
96th st, s, s, 300 e 9th av, 50x100.8, vacant. }
John C., Robert M. and Charlotte A. Vanden Heuvel to John P. Huggins. Jan. 25. 16,000

95th st, n, s, 300 w 9th av, 50x100.8, vacant. }
96th st, s, s, 300 w 9th av, 50x100.8, vacant. }
95th st, n, s, 150 w 9th av, 50x100.8, vacant. }
96th st, s, s, 150 w 9th av, 50x100.8, vacant. }
10th av, s w cor 103d st, runs north 22 x west 100 x south 56 x west 127.9 to centre old Bloomingdale road, x north 80.2 to s 103d st, x east 263.11, two-story frame hotel. }
The Mutual Life Ins. Co., New York, to William A. Street. C. a. G. May 25. 39,450

97th st, s, s, 175 e 5th av, 163.7x—x141.4x100.11, vacant. Alexander H. Stevens to Isidor Cohnfeld. Jan. 13. 50,000

100th st, n, s, 300 w 9th av, 100x100.11, vacant. John B. Conley to Henry Weil, Brooklyn. Jan. 20. 13,500

106th st, n, s, 225 e 10th av, runs north 100.11 x west 25 x south 84.6 to Croton Aqueduct land, x south 24.6 to 106th st, x east 10, vacant. Emanuel Loveman to Joseph Bierhoff. C. a. G. Jan. 25. 3,000

112th st, No. 338, s, s, 400 e 2d av, 25x110.11, two-story frame dwelling. Maltby G. Lane et al., exrs. Mary A. Stead, to Patrick W. Lalor. Dec. 11. 2,500

Same property. William H. Palmer, Edward B. Stead, Maltby G. Lane to Patrick H. Lalor. Q. C. Dec. 15. nom

112th st, s, s, 400 e 2d av. Release judgment. William A. Smith to Patrick H. Lalor. Jan. 24. 30

Same property. Release judgment. J. H. Rutter to same. Jan. 17. nom

115th st, n, s, 215 e 1st av, 5x100.10, vacant. Foreclos. James Crombie to Amelia M. Hopkins. Jan. 25. 750

116th st, No. 131, n, s, 585.8 w 3d av, 16.8x100.11, three-story brick dwell'g. John R. Allen to John Faris. Jan. 26. 8,900

Same property. John Faris to Margaret Allen. Jan. 27. 9,000

116th st, No. 249, n, s, 70 w 2d av, 20x80.10, three-story stone front dwell'g. Joseph F. Smith, to William Ryan. Jan. 24. 9,000

116th st, s, s, 100 e 2d av, 75x100.11. Agreement as to the extinction of lien. Charles Christal and ano., exrs., with Bernard Kelly and Cornelius A. Bunner.

118th st, n, s, 340 e 4th av, 25x100.11, three-story frame dwell'g. John Pettit to Benjamin Richardson. April 10. 2,475

123d st, s, s, 51 w 7th av, 124x170x209, gore, vacant. Harriet T. and Maud McMurray, by Mary H. McMurray, guard., to Joshua C. Sanders. Infant's share. Jan. 17. 300

Same property. Mary H. McHenry, widow, to same. Q. C. &c. Jan. 17. nom

123d st, n, s, 300 w 6th av, 75x100.11. Walter W. Adams to Robert McGinnis, Sr. Mort. \$36,750. Jan. 27. nom

123d st, s, s, 100 w New av, west of Mt. Morris sq, 100x100.11. Walter W. Adams to Robert McGinnis, Sr. Mort. \$53,000. Jan. 27. nom

123d st, n, s, 75 w 7th av, 125x100.11. John O. Higgins to James D. Lynch. Q. C. Decem-ber 9. nom

124th st, n, s, 410 e 6th av, 25x100.11, vacant. Contract. Marianna Genet to Christian Pranut. Mort. \$3,000. Jan. 20. 9,000

126th st, n, s, 250 w 6th av, 100x99.11. Release of judgment. Patrick J. Burke to Ann E. McEntee and Martha Johnston. Jan. 6. 250

128th st, No. 42, s, s, 342 e 6th av, 18x99.11, three-story stone front dwell'g. Mary M. wife of Charles F. Cutting, Boston, Mass., to Emma Gilson. Jan. 12. 8,750

137th st, n, s, 275 e 12th av, 100x99.11, vacant. Samuel Bierhoff. San Francisco, Cal., to Julia wife of Joseph Bierhoff. C. a. G. Mort. \$4,760. Jan. 25. 1,247

138th st, s, s, 100 w 10th av, runs south 43.11 x northwest 149.10 to 138th st, x east 143.2, vacant. William Devlin to The Hebrew Benevolent and Orphan Asylum Soc., New York. Dec. 4. 4,000

Av A, e, s, 83.9 s 59th st, 16.8x75, three-story stone front dwelling. Andrew J. Kerwin to John Bruggemann. Mort. \$5,100. Jan. 21. 8,000

Lexington av, e, s, 98.7 n 37th st. Release mort. The Germania Life Ins. Co., New York, to Charles Buek. Jan. 18. nom

Same property. Release mort. Jonas B. Kissam to same. Jan. 21. nom

Lexington av, e, s, 98.7 n 37th st, 0.1x87.6. Charles Buek to Solomon L. Cohen. Subject to encroachment. Jan. 22. 250

Lexington av, No. 517, n, e cor 48th st, 20x51.6, three-story brick store and dwell'g. Charlotte wife of Herman Hastorf to Henry Hess. Jan. 26. 11,500

Lexington av, No. 793, w, s, 44.2 s 82d st, 18.9x 75, four-story stone front dwelling. Thomas Kennedy to Isidor Rosenthal. Mort. \$12,000. Jan. 3. 18,750

Lexington av, No. 1463, e, s, 55.8 s 95th st, 18x95, three-story stone front dwelling. The Simmonds Manufacturing Co. to Jefferson M. Levy. Jan. 21. 9,250

St. Nicholas av, s w cor 141st st, 50.7x132.7x 49.11x124.10. George Stone to George R. Stone. Jan. 15. nom

Same property. George R. Stone to Mary A. wife of George Stone. Jan. 15. nom

1st av, No. 398, e, s, 49.5 n 23d st, 24.8x81.6, one-story brick stable. Foreclos. Julius E. Luden to Wm. H. Schermerhorn and ano., exrs. Samuel Leggett, dec'd. Sept. 7. 3,500

1st av, n e cor 77th st, runs north 178.9 x east 77.1 x southwest to point on centre line bet 77th and 78th sts, at point 59.7 e 1st av, x east 34.4 x south 102.2 to 77th st, x west 94. Joseph Schwarzer to Jacob L. Maschke. Various mortgages. Jan. 18. nom

2d av, No. 790, e, s, 40.5 n 42d st, 20x80.6. Release dower. Sarah wife of Joseph Pollack to Rosa Scheir. Jan. 21. nom

3d av, No. 509, e, s, 24.9 n 34th st, 24.8x100, five-story stone front store and tenem't. Hamilton McCaw, Jersey City, to Walter F. and Frank J. Kilpatrick. Mort. \$3,000. January 3. 27,000

3d av, w, s, 75 s 35th st, 25x87.6. Rebecca wife of Bernard M. Samter to Louis Lese. Q. C. Jan. 17. nom

3d av, Nos. 1022 and 1024, w, s, 43.5 s 61st st, 32 x85, four-story stone front store and tenement. Foreclos. Edward S. Dakin to Samuel Phillips. Jan. 13. 33,400

4th av, No. 408, w, s, 37.1 n 28th st, 18.6x56, five-story brick store and dwell'g. Foreclos. Edward M. Burghard to Francis J. Hotop. Mort. \$12,000. Jan. 26. 3,000

4th av, e, s, 96.5 s 71st st, 4x125. Eliza wife of Randolph Guggenheimer to John Murphy and John Nesbit. Q. C. Jan. 20. nom

5th av, e, s, 50 n 86th st, runs north 75.11 x east 102.3 x south 85.10 x northwest 16.5 x west 89.2 to beginning, four-story frame dwelling, three-story frame dwelling and two-story frame stable in rear. Thomas J. Reiley, Brooklyn, to William H. Scott. Mort. \$50,000. Jan. 26. 95,000

Same property. Thomas J. McKee et al., exrs. L. St. John, to Thomas J. Reiley, Brooklyn. Jan. 17. 75,000

5th av, No. 585, e, s, 81.6 n 47th st, 18.10x100, four-story stone front dwell'g. Mirian A. wife of Charles J. Osborn to Maria E. wife of Nicholas H. Decker. Feb. 26, 1881. 80,000

6th av, No. 1005, s w cor 56th st, 25.5x74.6, four-story stone front store and dwelling. Isaac Hartman to Frederick Heinsoth. Contract. Jan. 26. 44,500

6th av, part of No. 594, or now designated as No. 1330 Broadway, e, s, 18.9 s 35th st, 0.1x60. Alexander Hamilton et al., trustees, to The Sixth National Bank. Q. C. Jan. 6. nom

8th av, n e cor 125th st, 75x100, Nos. 273 and 275 W. 125th st, four-story brick store and flats, and two two-story frame stores and dwell'gs and two two-story brick store and dwell'g on 8th av. Alvah S. Walker to David W. Bishop. Mort. \$18,000. Jan. 15. 60,900

9th av, s, e cor 107th st, 100.11x100, vacant. Emanuel Loveman to Joseph Bierhoff. C. a. G. Mort. \$3,000. Jan. 25. 10,050

10th av, s w cor 138th st, 73.11x104.7x43.11x100, vacant. Angela M. wife of Jeremiah Devlin to The Hebrew Benevolent and Orphan Asylum Soc., New York. Jan. 7. 11,000

10th av, s w cor 138th st, runs south 74.10 x northwest to 138th st, x east to beginning. Mary Watt, widow, to The Hebrew Benevolent and Orphan Asylum Soc., New York. Release of dower. Jan. 19. nom

11th av, No. 565, w, s, 50.5 s 43d st, 25x100, four-story brick store and tenem't. Foreclos. Joseph Fretretch to James E. Brittingham. Mort. \$7,000. Dec. 31. 2,000

Same property. James E. Brittingham to A. Stewart Walsh. Mort. \$7,000, taxes, &c. Jan. 20. 9,000

Lane or road formerly leading from Bloomingdale road to Harlem Commons, at n e junction of said lane with 9th av, and which point is 105.9 south from s e cor 9th av and 94th st, runs southeast along lane 389.5 x north 824.8 x west 299.8 x south 813.8 to beginning. Mary Vanden Heuvel, widow, Emily and Harriet Morris, Caroline J. Stark, widow, heirs T. Moris, dec'd, to John C., Robert M. and Charlotte A. Vanden Heuvel, children C. A. Vanden Heuvel, dec'd, Jan. 18. nom

Lot 127.2 s 84th st, and 175 e 11th av, runs south 13.1 x southeast 85.11 to w s Boulevard, x north 21.11 x west 86.2. Joseph M. Emanuel to Edward H. Pirsson. Mort. \$2,500. Jan. 20. 3,750

MISCELLANEOUS.

General release. John Glackner, John Cavanaugh and Peter McGuire to Charles Schlesinger, Gerhard and Henry Luyties. nom

General release. Rebecca wife of Bernard M. Sauter, and F. Levy to The Hoffman Fire Ins. Co. 881 and nom

TWENTY-THIRD AND TWENTY-FOURTH WARDS.

Lowell st, n e s, lots 299 and 300, map Mott Haven, &c., 50x200 to Concord st, William L. Hendy to Charles Hendy, Fort Fetterman, Wyoming Ter. C. a. G. 1/2 part. Dec. 9. nom

Prospect st, s, s, lot 257 map Melrose, 50x190x50.2 x193. Johann B. Baader to Barbara Zorn. Jan. 25. 5,000

2d st, extd'g from Avs B to C, 250x100. Emily S. wife of Henry M. Lee to Laurence Kehoe. Mort. \$1,775. Dec. 18. 2,375

136th st, n, s, 16.4 e Alexander av, 16x50. Charles White to Frank G. Brown. Mort. \$2,000. Jan. 22. nom

167th st, s, s, 30 e Washington av, 45x75, hs & ls. Henry P. Degraaf to Israel Casper. January 21. 15,000

Morrisania av, n w cor Helen st, runs north 433 to Ellast, x west 141.5 to Lewis st, x south 458 to Helen st, x east 175.3. Richard Aston to Isabella wife of John Glass. Jan. 19. nom

Prospect av, easterly cor John st, 100x100. Allen W. Fielder to George W. Fielder. January 15.

Thomas av, e, s, 44 s Welch st, 22x90. Anna L. wife of John Berrian to James Wilkinson. Nov. 24. 300

Tiebout av, e, s, lot 86 P. Valentine farm, 50x193 x50x201. Mary Ann wife of Joseph Horridge to Harriet A. wife of George S. Shepperd. Jan. 26. 2,200

Woodruff av, easterly cor Broad st, 125.8x189.8 x115.3x180. Charles Hendy, Fort Fetterman, to William L. Hendy. C. a. G. 1/2 part. nom

2d av, e, s, lot 309 map Mount Eden, 50x100. Albert Sundermann to John Haffen. January 25. 250

LEASEHOLD CONVEYANCES.

Church st, No. 220, w, s, 48.3 s Lispenard st, runs south 21.6 x west 56 x north 9.1 x east 6 x north 12.5 x east 50. Assign. lease. Abram J. Dittenhoefer to Harris Poznanski. 3,000

Greenwich st, No. 236, store, &c. Wm. Fuhrmann and ano., to Frederick Rust. Assign. lease.....nom
 Houston st, No. 394 E. and No. 285 2d st. Assign. leases. Thomas H. Evans to Henry Friede.....1,100
 Hudson st, n e cor Barrow st, 24.6x100x24.7x100. Assign. lease. Catharine M. Stuart and Henrietta E. McKeever to Jane Wilmore. 3,000
 Ludlow st, s e s, 75 s Stanton st, 25x89.1x25 x89.2. Assign. lease. John Rasp to Philip Stubenvoll.....2,000
 West Broadway, No. 84, cor Leonard st. William Hart to M. Delaney and F. McNamara. Assign. short lease.....nom
 St. Marks pl, No. 18. S. and D. K. Schuster, to Joseph Kohler.....6,000
 7th st, s s, 100 w Av A, 25x90.10. Assign. lease. Charles Drechsel to John Schaefer.....nom
 32d st, s s, 225 w 6th av, 50x98.9..... }
 32d st, s s, 275 w 6th av, 50x98.9..... }
 Georgiana Newton to Ira Brown. Assign. lease.....50
 Same property. Edward W. Hewitt to Anna D. Newton, William T. Ryerson, George W. Ryerson and W. T. Ryerson, trustee. Assign. lease.....50
 79th st, s s, 75 w 2d av, 20x50. Assign. lease. Morris Frohman to Carrie Lowenstein.....1,980
 3d av, e s, 67.5 n 47th st, 22x95. Assign. lease. Rudolph Lange and Helena Kamp to Robert, Ogden and Jean B. Goelet and Hannah Gerry.....4,800
 6th av, No. 75b, store and basement. Assign. lease. Sarah J. Scanlon and William Whitaker to Wm. C. and August W. Schmidt.....nom
 Interior lot, centre line, bet 62d and 63d sts, 180 w 2d av, runs south 74.11 x northwest 25.4 x north 70.9 x east 25. Mary De Peyster, trustee, to Julius Wadsworth. Life lease.....nominal rental

KINGS COUNTY, N. Y.

JANUARY 20, 21, 22, 24, 25, 26.

Bartlett st, No. 12. Ann wife of Michael Reing to Charles Bauer. Mort. \$1,600.....\$2,300
 Bergen st, s s, 450 e Grand av, 25x131. Louisa K. Hooper, widow, Huntington, to Jacob Vielhauer, New York. Mort. \$500.....nom
 Bergen st, s s, 354.2 e 3d av, 60x100. George Beach to the trustees of the Swedish Evangelical Lutheran Bethlehem Church, Brooklyn. 1/2 part.....2,160
 Same property. Austin C. and Samuel C. Dunham, Hartford, Conn., to same. 1/2 part.....nom
 Same property. A. C. and S. G. Dunham, exrs. A. Dunham, Austin Dunham, Nathaniel Shipman and J. C. Parsons, Hartford, trustees of A. Dunham, to same. Undivided moiety.....2,160
 Broadway, northerly cor Cornelia st, 45x100
 Jacob st, s e s, 260 n e Broadway, 40x100
 Cornelia st, n w s, 160 n e Broadway, 40x100
 Bushwick av, westerly cor Cornelia st, runs northwest 75 x southwest 100 x northwest 25 x southwest 25 x southeast 100 to Cornelia st x northeast 125
 Jacob st, s e s, 100 s w Evergreen av, runs southwest 75 x southeast 200 to Cornelia st x northeast 75 x northwest 25 x northeast 100 to Evergreen av, x northwest 50 x southwest 100 x northwest 125
 Central av, s w s, 60 n w Magnolia st, 20.11x 100.3x13.8x100
 Evergreen av, n s, 20.2 w Ivy st, 20.2x112.11x 20x110.2
 Woodbine st, s e s, 375 s w Central av, 50x100
 Ivy st, n w s, 125 s w Central av, runs southwest 75 x northwest 100 x northeast 75 x northwest 100 to Woodbine st x northeast 25 x southeast 100 x southwest 25 x southeast 100
 Central av, s w s, 80 n w Ivy st, 20x100
 Evergreen av, n e s, 150 s e Cornelia st, 25x 104.6x26.6x95.8
 Woodbine st, s e s, 250 n e Central av, 25x200 to Ivy st
 Linden st, southerly cor Knickerbocker av, 100x102.6 x - x 76.10
 The exrs. and devisees of Jacob Suydam, dec'd, to Jacob S. Woodworth.....nom
 Broadway, e s, 100 s Jacob st, 15x100
 Cornelia st, n s, 220 e Broadway, 80x100
 Cornelia st, n s, 325 e Broadway, 25x100
 Bushwick av, w s, 75 s Jacob st, 25x100
 Bushwick av, e s, 50 s Jacob st, 50x100
 Jacob st, s s, 325 e Bushwick av, 75x200 to Cornelia st
 Evergreen av, w s, 75 s Jacob st, 25x100
 Cornelia st, n s, 250 e Bushwick av, 25x100
 Woodbine st, n s, 250 e Bushwick av, 50x100
 Evergreen av, northerly cor Ivy st, 20.2x110.2 x20x107.6
 Woodbine st, s s, 275 w Central av, 50x100
 Central av, southerly cor Woodbine st, 50x100
 Ivy st, n s, 350 w Central av, 75x100
 Evergreen av, e s, 75 s Central av, 25x80, irreg
 Woodbine st, s s, 225 e Central av, 25x200 to Ivy st
 Woodbine st, s s, 325 e Central av, 25x100
 Linden st, s s, 150 w Knickerbocker av, 50x 100
 The exrs. and devisees of Jacob Suydam, dec'd, to Cornelia F. Suydam.....nom

Broadway, n e s, 65 n w Cornelia st, 20x100...
 Jacob st, s e s, 120 n e Broadway, 60x100...
 Bushwick av, s w s, 100 s e Jacob st, 25x100...
 Cornelia st, n w s, 175 s w Bushwick av, 25x 100
 Cornelia st, n w s, 200 n e Broadway, 20x100
 Bushwick av, easterly cor Jacob st, 50x100...
 Jacob st, s e s, 225 n e Bushwick av, runs northeast 100 x southeast 200 to Cornelia st, x southwest 50 x northwest 100 x southwest 50 x northwest 100
 Evergreen av, s w s, 75 n w Cornelia st, 25x 100
 Magnolia st, n w s, 300 s w Central av, 25x57.3 x25.1x59.1
 Evergreen av, n s, 60.1 w Ivy st, runs west 20.2 x northeast 118.5 x northwest 20 x northeast 75 x southeast 100 to Ivy st x southwest 75 x northwest 60 x southwest 115.8
 Woodbine st, s e s, 225 s w Central av, 50x100
 Central av, s w s, 75 s e Woodbine st, 25x100
 Central av, westerly cor Ivy st, 20x100
 Evergreen av, easterly cor Cornelia st, 25x 68.7x25.5x63.9
 Evergreen av, n e s, 100 s e Cornelia st, 50x 95.8x51.8x83.1
 Central av, n e s, 25 s e Woodbine st, 50x100...
 Woodbine st, s e s, 300 n e Central av, 25x100
 Linden st, s e s, 300 n e Johnson av, 100x100...
 The exrs. and devisees of Jacob Suydam, dec'd, to Leah A. Van C. Naul.....nom
 Broadway, easterly cor Jacob st, runs southeast 25 x northeast 100 x southeast 175 to Cornelia st x northeast 60 x northwest 100 x southwest 40 x northwest 100 to Jacob st x southwest 120
 Broadway, n e s, 45 n w Cornelia st, 20x100...
 Cornelia st, n w s, 125 s w Bushwick av, 50x 100
 Bushwick av, northerly c Cornelia st, 50x100
 Jacob st, s e s, 175 n e Bushwick av, runs southeast 200 to Cornelia st x northeast 75 x northwest 100 x southwest 25 x northwest 100 to Jacob st, x southwest 50
 Evergreen av, s w s, 50 s e Jacob st, 25x100...
 Magnolia st, n w s, 275 s w Central av, 25x 59.1x25.1x60.11
 Evergreen av, n s, 40.4 w Ivy st, 20.2x115.8x 20x112.11
 Woodbine st, s e s, 125 s w Central av, runs southwest 100 x southeast 100 x southwest 50 x southeast 100 to Ivy st, x northeast 75 x northwest 100 x northeast 75 x northwest 100
 Central av, s w s, 60 n w Ivy st, 20x100
 Evergreen av, n e s, 25 s e Cornelia st, 25x73.5 x25.5x63.5
 Woodbine st, s e s, 275 n e Central av, 25x200 to Ivy st
 Central av, easterly cor Woodbine st, 25x100...
 The exrs. and devisees of Jacob Suydam, dec'd, to Elizabeth L. Booth.....nom
 Bridge st, w s, 250 s Willoughby st, 25x107.6, h & l. Joseph H. Howard to Frederick Looser.....6,000
 Bridge st, w s, 85.5 n Fulton st, 22x72.6. Stephen C. Jones to Aaron S. Robbins.....5,000
 Boerum st, n s, 100 w Graham av, 25x100, h & l. Elizabeth wife of Joseph Fruh, widow of William Zink, &c., to Blasius and Theresi Pflieger his wife. Mort. \$2,000.....4,800
 Broadway, n e s, 75 s e Jacob st, 20x100. Adrian M. Suydam to Mary H. Suydam.....275
 Broadway, n e s, 95 s e Jacob st, 5x100. Adrian M. Suydam to Cornelia F. Suydam.....75
 Broadway, n e s, 25 s e Jacob st, 25x190. Samuel M. Meeker and ano., exrs. J. Suydam, to Adrian M. Suydam.....350
 Carroll st, s s, 126.4 w 7th av, 150x139.5x150.7x 153.5. The Brooklyn Life Ins. Co., New York, to Samuel M. Pettengill.....7,600
 DeKalb av late Chestnut st, n s, 200 e Evergreen av, 50x36.3x53.3x54.8. Henry A. Zimmer, Newtown, L. I., to Jacob Zimmer.....585
 Decatur st, n s, 450 w Reid av, 25x100. Mary E. wife of David N. Brown to James Eaton. Mort. \$350.....900
 Diamond st, late 8th st, w s, 125 s Norman av, 50x100, h s & l. William F. Corwith to Joseph F. L. Doutney. Mort. \$800.....2,000
 Degraw st, s s, 420 e Smith st, 20x100. Foreclos. William S. Cogswell to David R. Briggs.....5,000
 Dupont st, n s, 45 e Franklin av, 16.8x100, h & l. Charles B. Cornell to Anna Spelman, New York.....nom
 Ellery st, s e cor Throop av, runs s 33.8 x southeast, 31.10 x east 3.5 x north 55.10 to Ellery st x west 25. Richard Marsland to Marie E. wife of Asa W. Tenney. Mort. \$1,825...3,325
 Forrest st, s s, 200 e Bushwick av, 75x100. George F. Bristow to John Herchenreder. Contract.....3,000
 Same property. Assign. contract. John Herchenreder to David Obermeyer and Joseph Liebmann.....nom
 Furman st, No. 67, 25x49.5. Albon P. Man, trustee, to Albina E. Goodspeed. Release mort.....3,000
 Same property. Albina E. Goodspeed to Bernard Buck.....7,250
 Fort Greene pl, e s, 79.10 n Fulton st, 22x100. Daniel J. McCann to Bernard McCann. 1/2 part. 1/2 mort. \$2,000.....1,000

Front st, s s, 135 e Jay st, runs east 158.4 x south 87 x west 23.4 x south 17.10 x east 50 x south 32.2 x west 9.11 x west 40.1 x west 25 x south 47 x west 22 x south 90 to n s York st, x west 88 to point 135 e Jay st, x north 27.4 to beginning, also all right to an alley which runs to an interior gore part of above from point on s s of Front st, at point 170 w Bridge st
 Stephan R. Bradley, Nyack, N. Y., Addison B. Hall, Titus E. Eddy and John L. Hall to The Bradley White Lead Co. Mort. \$40,000.....160,000
 Gold st, e s, 75 n Concord st, runs north 50 x east 106.8 x south 125.3 to Concord st, x west 48.10 x north 75 x west 49 to Gold st, place beginning. Erastus New to Peter Young. Partition.....8,000
 Grove st, n w s, 121 n e Knickerbocker av, 42x 100
 Covert st, s s, 300 e Evergreen av, 54x100... }
 George Evans to Lizzie Stagg, Stratford, Conn. Mort. \$250..... } exch
 Gold st, w s, 347.3 s Willoughby st, 22.6x100.3. Wallis Smith, Yonkers, and Julia A. wife of Pulaski Roake, Cortlandt, N. Y., to Fanny H. wife of Charles W. Plummer. Confirmation deed.....nom
 Hicks st, w s, 288.6 n Degraw st, 19.6x97.6, h & l. Francis Bottome to Rosetta wife of Robert Woodrow, Saddle River, N. J. Mort. \$3,500, and taxes, &c., \$800.....8,000
 Hopkins st, s s, 375 e Throop av, 50x100, h s & l. Mary wife of Henry S. Hawkins to James Martin.....9,000
 Hancock st, n s, 475 w Ralph av, 50x200 to Jefferson st. Susan C. wife of Richard Hamilton to Charles Rumpf.....1,600
 Hancock st, s s, 350 e Bedford av, 100x100. William J. Sayres, Jamaica, to Susannah E. C. wife of Walter C. Russell. Morts. \$4,475, taxes, &c.....7,000
 Henry st, No. 99, s e s, 75 s w Pineapple st, 25.7x 92.6. Lyman R. Greene to Robert Bliss and James L. McKeever, in trust.....nom
 Same property. Robert Bliss and James L. McKeever, trustees, to Arthur H. Greene. C. a. g.....3,000
 Jefferson st, s s, 425 w Ralph av, 50x200 to Hancock st. The Williamsburgh Savings Bank to Alfred E. Pearsall, Montclair, N. J. Mort. \$2,800.....3,660
 Same property. Alfred E. Pearsall, Montclair, N. J., to Charles Rumpf. Mort. \$2,800.....4,400
 Jacob st, s s, 180 e Broadway, 80x100
 Bushwick av, w s, 50 s Jacob st, 25x100
 Cornelia st, n s, 225 w Bushwick av, 25x100...
 Bushwick av, e s, 60 n Cornelia st, 50x100x100 to Jacob st, x75x200 to Cornelia st, x75x50 x100
 Evergreen av, southerly cor Jacob st, 50x100
 Evergreen av, westerly cor Cornelia st, 25x 100
 Evergreen av, n e s, 79.10 n w Ivy st, 20.2x 121.2x20x118.5
 Woodbine st, s s, 325 w Central av, 50x100...
 Ivy st, n s, 275 w Central av, 75x110
 Central av, w s, 50 s Woodbine st, 25x100...
 Evergreen av, e s, 50 s Cornelia st, 25x73.5x 25.5x8.3
 Central av, e s, 75 s Woodbine st, 25x100
 Woodbine st, s s, 350 e Central av, 25x100...
 Ivy st, n s, 300 e Central av, 75x100
 Linden st, s s, 100 w Knickerbocker av, 50x 100
 The exrs. and devisees of Jacob Suydam, dec'd, to Mary H. Suydam.....nom
 Kosciusko st, n s, 175 w Nostrand av, 25x100. Foreclos. Theodore Thiele to Stephen Ryder, Jamaica.....1,200
 Same property. Stephen Ryder to Mary E. Martin.....1,500
 Linden Boulevard, s s, 2,075 w Canarsie or Clove road, 75x263.5 to Martense av, Flatbush. Smith H. Platt, Ridgefield, Conn., to Amelia A. wife of John A. Smith.....exch
 Madison st, No. 53, n s, 140 w Franklin av, 20x 100, h & l. Francisca G. B. de Suarez wife of Sylvestre Suarez y Cernadas to Henry S. Williams.....5,100
 Monroe pl, e s, 150 s Clark st, 25x100, h & l. Alanson Abrahams to Josiah P. Howell.....14,500
 Magnolia st, n w s, 200 n e Central av, 25x101.9 x25.1x100. The New York Co-operative Building Lot Assoc. to Patrick Fagan.....250
 Magnolia st, n w s, 225 n e Central av, 25x103.6 x25.1x101.9. The New York Co-operative Building Assoc. to Patrick Fagan.....200
 Magnolia st, n w s, 350 s w Johnson av. Release mort. John Davidson to Patrick Fagan.....nom
 Magnolia st, n w s, 375 s w Johnson av. Release mort. John Davidson to Patrick Fagan.....nom
 Navy st, e s, 275 n Fulton av, 16.9x100.6. Mary wife of Nicholas Christianson to Ella Cuthbert. 1879. Mort. \$2,750, taxes 1878...exch
 Same property. Ella Burtis, formerly Cuthbert, to William H. Andrews. M. \$2,750...nom
 Penn st, s e s, 80 n e Harrison av, 20x100. Sarah A. wife of Thomas F. O'Connell to John B. Jones. Mort. \$562.....900
 Powers st, s s, 162.6 e Graham av, 18.9x75, h & l. Isabella T. wife of Joseph C. Pegan to Abraham N. Groesbeck, Q. C.....150

Table listing names and amounts for the left column, including Hart, Peter-W. R. Walbanck, Holley, Ralph F.-Nelson Sherwood, Hahn, Ferdinand S.-Birmingham National Bank, Hofmann, Edward-Geo. Winter, Hayward, George W.-Fairfield County National Bank, Holden, Howard-Wm. Downey, Herrman, Harry and Jacob-Bernard Schlesstein, Harley, John P. admr., &c., of Wilard-United States Life Ins. Co., Haughton, Nicholas-A. R. Lawrence, Hosier, Margaret-F. P. Woodbury, Heim, Anton-N. I. Rees, Horsfall, John H.-G. W. Garner, Huhna, John-Hy. Clausen, Jr., Horsfall, John H.-Christian Rieger, Hay, Jacob, Jr.-Konrad Schmidt, Hanna, David-James Stolls, Hagerty, Mark-Board of Police Commissioners of the City of New York, Horgan, Cornelius and James-Charles Wills, Horsfall, John H.-J. T. Camp, Hart, Peter-Ed. Bowker, Holman, Lyman F.-J. H. Hull, Hinsdill, Wheeler-Deria E. Reynolds, Hayward, George W.-Importers' and Traders' National Bank of N. Y., Horgan, Patrick A. and John A.-Penthryn Slate Co., Hobe, Jacob-H. C. Webb, Johnstone, Charles N.-W. C. Conner, late Sheriff, Johnston, Peter-W. B. Glasby, Jones, Mason R.-G. M. Lynch, Jackson, David-Martha A., extrx., &c., of Wm. Shute, Jenkins, Robert-A. S. Cassidy, James, Sarah and Edward D.-Farmer's Loan & Trust Co., as receiver, Jacobs, Simon W.-C. A. Reuther, Knabe, Diederich-W. C. Conner, Keese, Martin J.-late Sheriff, Knauff, E. C. T.-A. A. Johnson, Kavanagh, John-A. P. Frank, Kloppenburg, Frederick-W. C. Conner, late Sheriff, Kremelberg, Gertrude-August Brentano, Jr., Kidney, Henry E.-Frank Schwab, Karutz, Charles-Wm. Coney, King, Oscar-Peter Ballantine, Kelly, John A.-J. H. Milliken, Lansing, Elizabeth E.-L. W. Davis, Livermore, Edward-Archer & Fancoast Mfg. Co., Low, Alexander-Mayor, Lane & Co., Levy, Nathan S.-Wm. Goertz, Low, Alexander-New Haven Copper Co., Lang, Charles-Antony Reiser, Lattan, Louis H.-S. P. Voislavsky, Livingston, John-C. T. Haywood, Lapine, James-Ed. Bowker, Lewis, James-People of the State of N. Y., Lynch, E. B.-Adelheid Brigham, Loewenhrez, Joseph-Gustav Daniel, Loeschke, Paul R.-Louis Isenburger, Ludlow, William T.-W. R. Foster, Mack, Charles S.-W. H. Lyon, Metcalfe, George F.-N. E. Cornwall, Mosier, Allison E.-G. H. Randall, Mehrbach, Solomon-J. E. Develin, Meader, Frances-Lyman Denison, Jr., Morrice, Samuel-Julius Harlam (satisfied to the amount \$125.54), Merchant, Stephen L.-A. C. Fransioli, Miller, Francis J.-Eliz. Hofmann, Mattison, Martin V. B.-Jos. Morris, Morrice, Samuel L.-S. M. Beard, Martin, William A.-Anna H. Gordon, Marsh, Ralph-Mayor, Aldermen, &c., McDonald, Robert-Aug. Vail, McDonald, Samuel W.-L. S. Chase, McCarty, John-G. I. Amsdell, McClees, William K.-A. S. Frank, McQuien, Donald-C. H. Leonard, McQuary, John-Julia A. Shaw, costs, McBratney, Robert-Kansas Pacific Railway Co., McCormick, Cyrus Hall-Pennsylvania Central Railroad Co., costs, McDonough, Patrick H.-John McKeon,

Table listing names and amounts for the middle column, including McCabe, John J.-T. H. Wallace, McCabe, Hannah-Charles Wills, McDonald, Wilson-H. G. F. Koch, Nathan, Solomon J.-F. A. Macy, O'Farrell, Mary-Annie Riley, Olcott, James H.-Ann E. Olcott, Plumb, Benjamin M.-Lyman Elmore, Peabody, Charles K.-C. A. Putnam, Patterson, George T.-Jane C. Macaulachlan, Pierce, Patrick R.-A. E. Massman, Platt, Rachel and Philip M.-Levi A. Lockwood, as extr., &c., of Mary A. Dyckman, the same-the same, the same-the same, Pannet, Anthony-John Volle, Parrott, Marcus J.-Kansas Pacific Railway Co., Pierrez, Gustavus-Violetta A. Calkin, Phillips, Louis-F. A. Macy, Paten, William E.-P. S. Bogart, Pourtalai, Juliet-J. C. Hazard, Perley, Charles S.-Derby Silver Co., Quinlan, David-Herrmann Koehler, Robert, Christopher R., as exp., &c., of Christopher R.-Fred. Robert, Roberts, John J.-Chas. Day, Rollins, Wentworth-Manhattan Athletic Club, Ryan, James J.-J. F. Becker, Roe, Richard-A. S. Frank, Reeves, William-W. C. Conner, late Sheriff, Ruby, Minnie, formerly Hy. Clausen, Jr., Roes, Minnie, Richmond, Henry-John Charles, Reed, John Mills-Levi Stratton, Roth, Julius-Geo. Winter, Rogers, Amos S.-N. A. Rogers, (D) Rogers, Nicholas-The People upon the relation of Kate Lunn, Rogers, Jeremiah-Hy. Miller, Jr., Risley, Leander S. and Christopher-Importers' and Traders' National Bank of N. Y., Rowland, Samuel-Mayor, Aldermen, &c., Sato, Momontaro-W. F. Brown, Sanderson, Spencer-Maria B. Parke, Shillito, John, Jr.-G. R. Hillier, Simon, Louis-Christian Blinn, Jr., Strahan, John H.-Sarah A. Robins, Smidt, Allan Lee-Josephine W. Hillard, Senior, Alfred A.-G. C. Taylor, Sanborn, Daniel S.-Isaac Haber, Snyder, David E.-Nelson Sherwood, Sterling, Charlotte A., individ., and as extrx. of Richard-Mutual Life Ins. Co., Savage, Albert B.-Fred. Steeb, Schwenniger, Anton-Zizilia, as extrx., &c., of Cor. Mayer, Steinmetz, John M.-Otis Corbett, Silverberg, Simon-C. F. Kirker, Schullcross, Henry J.-T. U. Brocklehurst, Shook, Sheridan-R. M. Hunt, Schuyler, Jacob M.-Theophilus Smith, Simmons, William L., as Presdt. of the Worth Club-George Ebbinghousen, Sinsheimer, Edward Eugene-Eleventh Ward Bank, Schaedler, Conrad-J. K. Morgan, Saportas, Edward-I. P. Martin, Snyder, Theodore L.-Ed. Barr, Sharp, Margaret-Wm. Polye, Silverberg, Simon-M. S. Meyer, the same-Daniel Rosendorf, Timpson, Philip T.-Manhattan Athletic Club, Taylor, Theus-G. B. Fowler, Tufts, William F.-John Patton, Jr. Turner, Henry J., and James L., W. A. Taylor, *Turner, Howland H., Tracy, Richard-Chas. Turner, Tietz, Jacobiena-Robert Cable, Jr., Taylor, Alonzo-I. M. Holly, as assignee of Charles Knox, Tilden, Henry A.-Fannie A. Hammett, admrx., &c., of A. H. Tilden, The Western Assurance Co.-Providence & Stonington Steamship Co., The Empire City Fire Insurance Co., the same, The Metropolitan Board of Retail Trade-J. W. Dibblee, The Board of Police Commissioners of the City of New York-J. W. Clark,

Table listing names and amounts for the right column, including The Custer County Consolidated Mining Co.-J. E. Boss, Jeremiah Quinlan Co.-Ward Wheeler, Metropolitan Life Insurance Co.-Anna Kraatz, The Twenty-third Street Railway Co.-Eliza J. Groves, The Standard Club-Isaac Bernheimer, Taylor & Son, a joint stock company-Glen Cove Starch M'fg Co, The Union Electro Motor Co.-W. F. Bridge, The Kansas Pacific Railway Co.-Elias Asiel, the same-the same, The Central America Transit Co.-W. H. Webb, Volkmar, Louis G.-Hy. Klein, Van Reed, Jacob H.-J. H. Butler, Wiggin, Henry J.-J. E. Whitaker, White, Clark-Matilda C. Oakley, Whealey, Benjamin-W. M. Reynolds, Wendelberg, Ernest-Sarah C. Hatch, White, Whitman V.-Levi Stratton, Wellington, Margaret-J. B. Gilbert, Wight, Franklyn-Walter Hicks, Williams, Mary-Henry Bauer, Welsh, Thomas, and ano., survivors-Baltimore & Ohio Railroad Co., Werner, George-George Marjenhoff, Whiting, Henry A.-Municipal Gas Light Co., Warren, Charles A. Singer M'fg Co., Wren, William C.-Goodyear Dental Vulcanite Co., Walker, Joseph B. and John A.-Abraham Kaufman, Ward, James-Derby Silver Co., Young, James T.-Jacob Cromwell, Zwerger, Heronecus-Andreas Schwendeman,

KINGS COUNTY, N. Y.

Table listing names and amounts for Kings County, N. Y., including Anthony, Jesse B.-Fairfield County Nat. Bank, Adsit, Mary J.-C. W. Sanford, Brautigam, John-S. T. Willets, Bicknell, Elizabeth M.-W. Devlin, Bennett, Oscar O.-R. A. M. Wallace, Childs, Emery E.-J. Brainerd, Cleveland, Charles-H. Walstien, Dre, John-A. S. Frank, Daly, William-H. L. Pierson, Deyermand, William, plff-H. Chamberlin, Demars, Henry W.-J. Friberg, Doyle, Sr., John-H. Boorem, Egbert, James A.-W. S. Carlisle, Floyd, William, applt.-Pnaenix Fire Ins. Co., Brooklyn, respdt., Fleming, J. J.-Obermyer & Leibman, Fitzsimmons, Francis-L. Steinhardt, Ferguson, William H.-C. C. Overton, Gerken, Frederick-H. D. Struse, Howell, Edward W.-E. Barr, Hunt, George R.-M. Coffin, the same-the same, Hayward, Richard W.-S. Colgate, Joslin, Edward J.-F. Hobson, Kenny, Francis-B. Midas, Kelly, Michael-J. S. Vought, Kleine, John H.-L. Michel, Law, Amelia-C. H. Mead, Lynch, Nicholas-J. W. Singer, Long Branch Improvement Co.-H. Hausen, McMahon, Philip-P. Moore, McClees, William K.-A. S. Frank, McCarty, John-G. I. Amsdell, Metzger, Bernard, impld., &c.-T. Gutmann, Murray, Patrick H.-G. W. Camp-McCord, William H., bell, McIntyre, William J. plttf.-W. Watson, Nevins, Eliphalet S., applt.-Phenix Fire Ins. Co., Brooklyn, respdt., Nash, Frederick D. S.-S. Colgate, Ott, George-J. Liebmann, Powell, Harvey-J. P. Conrady, Phillips, Arthur J.-E. Barr, Post, Andrew J.-G. W. Campbell, Risley, Christopher and Leander-Fairfield County National Bank, Roe, Richard-A. S. Frank, Reed, Ann-B. Hohn, Reid, Jackson-W. S. Carlisle, Reardon, Daniel-E. T. Butler, Sprague, David G.-G. R. Sprague, Smith, Isabella, sued as Elizabeth-J. Petterson, Schwenniger, Anton-Z. Mayer, Searing, William S.-C. D. Burwell,

Table listing property owners and amounts for Satisfied Judgments, New York, including entries for Spear, Edward F., Taylor, James, and others.

SATISFIED JUDGMENTS, NEW YORK.

January 21 to 28—inclusive.

Table listing property owners and amounts for Satisfied Judgments, New York, including entries for Arnold, David P., Barry, John, Brown, George F., and others.

*Vacated by order of Court †Secured on Appeal ‡Released. § Reversed. ¶ Satisfied by Execution

SATISFIED JUDGMENTS, KINGS CO.

Jan. 21 to 27—inclusive.

Table listing property owners and amounts for Satisfied Judgments, Kings Co., including entries for Davis, A. E., Ellis, Mary E., and others.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, including entries for 27 Fifty-third st. Nos. 329 to 341 E. and 22 Lexington av. Nos. 1012 to 1022.

KINGS COUNTY, N. Y.

Table listing mechanics' liens in Kings County, N. Y., including entries for 26 Third st. s s, abt 100 w 6th av. and 26 Same property.

SATISFIED MECHANICS' LIENS.

KINGS COUNTY, N. Y.

Jan. 21st to 27th—inclusive.

Table listing satisfied mechanics' liens in Kings County, N. Y., including entries for Third st. s s, 100 from 6th av. and Nassau st. n s, 56 3/4 w Navy st.

BUILDINGS PROJECTED.

NEW YORK CITY.

Table listing buildings projected in New York City, including entries for Plan 25—Twenty-ninth st. No. 507 W. and Plan 26—Sixteenth st. No. 215 W.

three-story brick flats. 20x56, tin roof, iron cornice; cost, each, \$9,500; owner, Emma J. Johnston, Astoria, L. I.; architect, Jno. C. Burne; builder, Jno. Askey.

Plan 41—Eighty-sixth st, s s, 398 w Av B, two three-story brown stone dwell'gs, 12.6x50, tin roof, iron cornice; cost, each, \$8,500; owner and architect, same as last.

Plan 42—One Hundred and Twenty-fifth st, n s, 331 w 6th av, one four-story brown stone flat, 19x55 and 20-foot extension, tin roof, iron cornice; cost, \$14,000; owners, &c., Aldhaus & Smith, 161 East 124th st; architect, J. C. Burne.

Plan 43—One Hundred and Twenty-sixth st, s s, 225 e 7th av, four three-story brown stone dwellings, 19 and 18x52, tin roof, iron cornice; cost, each, \$12,500; owner and architect, same as last.

Plan 44—Eighty-eighth st, s s, 250 e 3d av, two four-story brick apartment houses, 25x60, tin roof, iron cornice; cost, each, \$14,000; owner, Thos. H. Walker, 177 East 104th st; architect, J. C. Burne.

Plan 45—Seventy-fifth st, n s, 95 e Lexington av, four four-story brown stone tenem'ts, 18.9x 66, tin roof, iron cornice; cost, each, \$19,000; owner, Mrs. S. T. McCool, 117 E. 57th st; architect, Jno. C. Burne.

Plan 46—Seventy-fifth st, n s, 170 e Lexington av, five four-story brown stone tenem'ts, 20x66, tin roof, iron cornice; cost, each, \$20,000; owner and architect, same as last; builder, not selected.

Plan 47—Kingsbridge road, w s, 300 s Church st, 24th Ward, one two-story frame dwell'g, 31x 28 and wing 14x17, tin roof; wood cornice; cost, \$3,500; owner, A. E. Putnam, Spuyten Duyvil; architect and builder, S. L. Berrian.

KINGS COUNTY, N. Y.

Plan 13—Cook st, No. 107, one two-story frame shop, 25x25, tin roof; cost, \$400; owner, John Pfeifenberger, 105 Cook st; builder, David Kreuder.

Plan 14—Sandford st, Nos. 151 and 153, e s, 150 s Myrtle av, one two-story frame shop, 26x25, gravel roof; cost, \$300; owner and architect, James Pritchard, 147 Sandford st; builder, Edward Van Voorhis.

Plan 15—Flushing av, No. 1003, one three-story frame store and tenem't, 25x50; tin roof; owner, George Ressebring, 968 Flushing av; builders, A. Vath and H. Loeffler.

Plan 16—Willoughby av, s e cor Lewis av, one four-story frame bell tower, 10x10, tin roof; cost, \$1,500; owner, St. John Baptist; architect, P. C. Keely; builders, John Conley and P. J. Canavan.

Plan 17—Dikeman st, No. 97, one two-story frame dwell'g, 25x25, tin roof; cost, \$700; owner, Henry Shehr; builder, C. M. Detlefsen.

Plan 18—Pulaski st, n s, near Lewis av, one two-story frame shed, 20x50, tin roof; owners, Gluck & Sharmann, Hart st, near Lewis av; builder, John Rueger.

Plan 19—McKibben st, n s, bet Graham av and Humboldt st, one three-story frame factory, 24x 30, gravel roof; owners, Harlingsworth & Darbee, McKibben st, near Graham av; builders, J. Fuchs and John Rueger.

Plan 20—Putnam av, n e cor Irving pl, one three-story brick flats, 24x53, felt and gravel roof, wood cornice; owner, Wm. O. Thompson, 9 Putnam av; builder, O. D. Thompson.

ALTERATIONS, NEW YORK CITY.

Plan 43—Fourth av, No. 46, front alteration; cost, \$300; owner, Estate Cath. N. Wolff, 3 Mercer st; architect, N. Wolff; builder, Peter Fisher.

Plan 44—Broadway and Crosby st, cor Prince st, Metropolitan Hotel, repair damage by fire; cost, —; owner, Mrs. C. M. Stewart; architect, E. D. Harris; builder, W. N. Rae.

Plan 45—Second av, No. 1046, interior and front alterations; cost, \$1,000; owner, Jacob Schosser, exr.; architect, E. Schultz.

Plan 46—Nineteenth st, Nos. 203 and 205 E., three-story brick extension, 9x15, tin roof, iron cornice; cost, \$3,000; owner, John Foster, 203 E. 19th st; architect, B. W. Bergen; builder, M. Magrath.

Plan 47—Av B, Nos. 292 to 298, cor 17th st, iron columns, new girders, windows removed, &c.; cost, \$15,000; owner, U. S. Electric Lighting Co., 120 Broadway; builder, George Turney.

Plan 48—Mulberry st, No. 146, raised one-half story, flat tin roof, metal cornice; cost, \$650; lessee, Mrs. Van Nostrand; architect and builder, W. T. Royley.

Plan 49—John st, No. 81, repair damage by fire; cost, \$3,750; owner, Estate Thos. Sufferin, 132 Madison av; architect and builder, Henry Wallace.

Plan 50—Broadway, No. 1370, lower openings of doors, &c; cost \$150; lessee, J. C. Ham; architect and builder, O. C. Assenheimer.

Plan 51—Grand st, Nos. 500 and 500 1/2, two-story brick extension, 15x16, tin roof, iron cornice; cost, \$1,500; owner, Geo. Raab, 804 Lexington av; architect, Ernst Otts.

Plan 52—Henry st, No. 220, raised two feet flat tin roof and three-story brick extension, 24x15, tin roof, iron cornice; also interior alteration on third-story, &c; cost \$3,000; owner, Abraham Morris, 238 Clinton st; architect, J. Boekel; builders, H. Hafker and A. Helm.

Table listing real estate transactions in Hudson County, including names like Daly, F J; Davis, Sarah A; Kreinberg, Reinhold; Mandeville, A B; Parker, Daniel; Schaefer, John; Rober, bakery; Stelling, William; Stohr, Adam; Steffens, Henry; Treger, Lorenz; Verney, Henry; Holder, Sarah A; Schreck, J M; Weineas, Anton; Brown, J C; Herzog, Moritz; Ludlow, Patrick; Lee, Margaretta; McCarty, Patrick and William.

Table listing real estate transactions in Hudson County, including names like Kreinberg, Reinhold; Mandeville, A B; Parker, Daniel; Schaefer, John; Rober, bakery; Stelling, William; Stohr, Adam; Steffens, Henry; Treger, Lorenz; Verney, Henry; Holder, Sarah A; Schreck, J M; Weineas, Anton; Brown, J C; Herzog, Moritz; Ludlow, Patrick; Lee, Margaretta; McCarty, Patrick and William.

Table listing real estate transactions in Hudson County, including names like Kreinberg, Reinhold; Mandeville, A B; Parker, Daniel; Schaefer, John; Rober, bakery; Stelling, William; Stohr, Adam; Steffens, Henry; Treger, Lorenz; Verney, Henry; Holder, Sarah A; Schreck, J M; Weineas, Anton; Brown, J C; Herzog, Moritz; Ludlow, Patrick; Lee, Margaretta; McCarty, Patrick and William.

PASSAIC COUNTY, N. J.

Table listing real estate transactions in Passaic County, including names like Beauchard, Elizabeth; Bird, S J; Deuton, J M & G; Dunphy, William; Garside, Mary; Henove, M J; Hewin, Rebecca; Moser, Andrew; Price, Jacob; Ryan, Elizabeth; Shaw, John; Slater sts.; Smirkins, P M; Smith, C M; Stebbins, H G & A; Turner, W F; Weyrauch, John.

PATERSON CHATEL MORTGAGES.

Table listing Paterson ChateL mortgages, including names like Barritt, Alvina; Hatrick, Eliza; Morse, James; Perkins, George; Penrose & Co.; Ross, J P; Sutter, Emil; Vanderveen, John; Willis, John; Zutlinger, Peter.

MARKET QUOTATIONS.

Our figures are based upon cargo or wholesale valuations in the main. Due allowance must therefore be made for the natural additions on jobbing and retail parcels.

Table listing market quotations for BRICK, including items like Pale, Jerseys, Long Island, Up-rivers, Haverstraw Bay, Favorite brands, Hollow Fire Clay Brick.

FRONTS.

Table listing market quotations for FRONTS, including items like Croton and Croton Points, Croton, Piladelphia, Trenton, Baltimo., Clark's Ottawa White.

LATH-CARGO RATE.

Table listing market quotations for LATH-CARGO RATE, including items like Rockland, common; Rockland, finishing; State, common; State, finishing; Ground.

LUMBER.

Table listing market quotations for LUMBER, including items like Pine, shipping box; Pine, common box; Pine, common box, 9/16; Pine tally plank; Pine tally plank, 1 1/2, 10 in., dres'd ea.; Pine tally plank, 1 1/2, 2d quality; Pine, tally planks, 1 1/2, culls; Pine, tally boards, dressed, good; Pine, tally boards, dressed, common; Pine, tally boards, culls, dressed; Pine, strip boards, merchantable; Pine, strip boards, clear; Pine, strip plank, dressed clear; Spruce boards, dressed; Spruce plank, 1 1/2 in., each; Spruce plank, 2 in., each; Spruce plank, 1 1/2 in., dressed; Spruce plank, 2 in., dressed; Spruce plank strips; Spruce timber; Hemlock boards; Hemlock joist, 2 1/2 x 4; Hemlock joist, 3 x 4; Hemlock joist, 4 x 6; Ash, good; Oak; Maple, cull; Maple, good; Chestnut; Cypress, 1, 1 1/2, 2 and 2 1/2 in.; Black Walnut, good to choice; Black Walnut, 7/8; Black Walnut, selected and seasoned; Black Walnut counters; Cherry, wide; Cherry, ordinary; Whitewood, inch; Whitewood, 5/8 in.; Whitewood, 5/8 panels; Shingles, extra shaved pine, 16 in.; Shingles, extra shaved pine, 16 in.; Shingles, extra sawed pine, 16 in.; Shingles, clear sawed pine, 16 in.; Shingles, cypress, 2 1/2 x 6; Shingles, cypress, 20 x 6; Yellow pine dressed flooring; Yellow pine girders; Locust posts, 8 ft.; Locust posts, 10 ft.; Locust posts, 12 ft.; Chestnut posts; Cargo rates 10 per cent. off.

Table listing market quotations for PAINTS AND OILS, including items like Chalk block; Chalk in bbls.; China clay; Whiting, gilders; Whiting, common; Paris white, Eng.; Paris white, American; Lead, white, American, dry; Lead, white, American, in oil pure; Lead, English, B. B. in oil; Lead, red, American; Litharge, American; Litharge, English; Ochre, French, dry; Venetian red, American; Venetian red, English; Tuscan red, English; Turkey red, English; Indian red, English; Vermilion, Am. Quicksilver; Vermilion, English; Carmine, American, No. 40; Jhrome, yellow; Orange Mineral; Paris green; Sienna, raw (American); Sienna, Italian lump; Sienna, Italian powdered; Umber, American raw & powd'd; Umber, Turkey, lump; Umber, powder; Drop Black, English; Drop Black, American; Chinese blue; Prussian blue; Ultramarine blue; Chrome green; Oxide zinc, American; Oxide zinc, French, V M G S.; Oxide zinc, French, V M R S.

PLASTER PARIS.

Table listing market quotations for PLASTER PARIS, including items like Duty, 20 per cent. ad. val. on calcined; Calcined, Eastern and city; Calcined, city casting; Calcined, city superfine.

SOLDERS.

Table listing market quotations for SOLDERS, including items like No. 1; No. 2.

SLATE.

Table listing market quotations for SLATE, including items like Purple roofing slate; Green slate; Red slate; Black slate, Pennsylvania (at Jersey City).

TIN PLATES.

Table listing market quotations for TIN PLATES, including items like L. C. charcoal, 10 x 14; L. C. coke, 10 x 14; L. X. charcoal, 10 x 14; J. C. charcoal, 14 x 20; L. X. charcoal, 14 x 20; L. C. coke, 14 x 20; L. C. coke, terme, 14 x 20; L. C. charcoal, terme, 14 x 20.

ZINC.

Table listing market quotations for ZINC, including items like Sheet, ask; open.

North River Blue Stone

WHOLESALE DEALERS IN

Curbing, Flagging, Sills, Lintels, and Copings, &c. Rubbed, Planed and Sawed Stone a specialty.

E. SWEENEY & SONS, Office, 229 BROADWAY, N. Y.

Depot, Wilbur, Ulster Co., N. Y.

Table listing real estate transactions in Hudson County, including names like Bodenstein, John; Brickwell, H W; Brinker, Sophia H C; Chase, W O; D. echsler, August; Garry, John; Israel, Rachel; Keim, C V.

TWENTY-FIRST ANNUAL STATEMENT OF THE WASHINGTON LIFE INS. CO.

W. A. BREWER, Jr., Prest.

Net assets, December 31, 1879	\$5,328,224 72
Receipts during the year for premiums... \$1,016,002 66	
For interest..... 325,490 17	
	1,341,492 83
	\$6,669,717 55

Disbursements:	
Claims by death..... \$329,955 98	
Matured and discounted endowments..... 163,854 51	
Surrendered policies, cash dividends and return premiums..... 425,031 07	
Annuities..... 2,623 93	

Total paid to policy-holders	\$931,465 54
Taxes	6,977 25
Commuted Commissions... 22,659 38	
Profit and Loss..... 41,976 05	
Dividends to Stockholders, Expenses, Rent, Commissions, Salaries, Postage, Advertising, Medical Examinations, &c..... 169,514 99	
	1,181,518 21

Net Assets, Dec. 31, 1880..... \$5,488,199 34

ASSETS.	
U. S. and N. Y. city stocks..... \$1,492,786 43	
Bonds and mortgages..... 3,124,623 02	
Real estate..... 493,923 92	
Cash on hand in banks and Trust Co..... 318,207 67	
Loans on collaterals..... 31,025 14	
Agents' balances..... 24,734 16	
	\$5,488,199 34
Add excess of market value of stocks over cost..... \$194,663 57	
Interest accrued, and due and unpaid..... 37,417 08	
Deferred and unpaid premiums less 20 per cent.. 120,434 89	

GROSS ASSETS, December 31, 1880..... \$5,840,714 88

LIABILITIES.	
Reserve by N. Y. Standard Company's valuation... \$4,819,583 64	
Unsettled claims..... 63,845 04	
Premiums paid in advance. 8,495 22	
Unpaid dividends to stockholders..... 113 75	
Unpaid expenses..... 2,291 65	
Surplus as regards policyholders .. 946,395 58	
	\$5,840,714 88
Policies issued in 1880..... 2,707	
Amount of insurance..... \$4,077,325	
Total number of policies in force..... 11,076	
Total amount insured..... \$32,643,642	

W. HAXTUN, Vice-Pres. and Sec'y.
CYRUS MUNN, Ass't Secretary.
E. S. FRENCH, Sup't of Agencies.
I. C. PIERSON, Actuary.
B. W. MCCREADY, M. D., Medical Exam.
FOSTER & THOMSON, Attorneys.

MURTAUGH'S STANDARD DUMB WAITERS And General HAND HOISTING ESTABLISHMENT.
147 EAST 42d STREET.—5,000 now in use.
Double acting Dumb Waiters for French Flats; works from two opposite directions. Patented Sept. 6th 1877.
Established in 1855.—J. MURTAUGH.

NIAGARA

Fire Insurance Company,
201 BROADWAY, NEW YORK,
ORGANIZED 1850.

61st Semi-Annual Statement, January 1st, 1881:

CASH CAPITAL	\$500,000 00
Reserved for Reinsurance..... 389,849 69	
Reserve for losses under adjustment, and all other claims..... 49,278 75	
Net Surplus	618,358 39
	\$1,557,486 83

P. NOTMAN,
President.

THOS. F. GOODRICH,
Secretary.

21st Annual Statement of the LIFE ASSURANCE SOCIETY OF THE U. S.

HENRY B. HYDE, President.

For the Year Ending Dec. 31, 1880.

AMOUNT OF LEDGER ASSETS, JAN. 1, 1880: \$35,980,997 62	
INCOME..... 8,735,699 43	
	\$44,716,697 05

DISBURSEMENTS.

Paid Policy-Holders for Claims by Death, Dividends, Surrender Values, Discounted and Matured Endowment and Tontine Policies, and Annuities..... \$4,792,937 97	
Other Disbursements, as per detailed Statement..... 1,513,915 06	

NET CASH ASSETS, December 31, 1880..... \$38,409,844 02

ASSETS.

Bonds and Mortgages..... \$9,053,475 50	
United States Stocks..... 2,513,591 00	
State, City and other Stocks authorized by the Laws of the State..... 8,987,422 47	
Loans secured by United States and other Stocks..... 7,064,562 88	
Real Estate..... 8,263,363 62	
Cash and other Ledger Assets, as per extended Statement..... 2,422,423 55	

Market value of Stocks over Cost..... \$38,469,844 02	
Accrued Interest, Rents and Premiums, as per extended statement..... 1,521,051 28	
	1,177,707 02

Total Assets, Dec. 31, 1880... \$41,108,602 32

TOTAL LIABILITIES, including legal reserve for re-insurance of all existing policies..... 31,880,308 11	
Total Undivided Surplus..... \$9,228,294 21	

Risks assumed in 1880, \$35,170,805 00

Risks Outstanding, \$177,597,703 00

JAMES W. ALEXANDER, Vice-Prest.
SAMUEL BORROWE, 2d Vice-Prest.
E. W. SCOTT, Superintendent of Agencies.

OFFICE OF THE

Manhattan Fire Insurance Company,
NO. 68 WALL STREET.

New York, Jan. 13, 1881.

The Board of Directors has this day declared a dividend of FIVE (5) PER CENT., payable on demand.

LOUIS P. CARMAN,
Secretary.

14th St. Saw, Planing and Turning Mill.
BUCKI & HIRSCH.

YELLOW PINE FLOORING,
Ceiling and Step-Plank.
531 TO 539 WEST 14TH ST. and 528 TO 536 WEST 15TH ST., NEW YORK.

J. T. COMMOSS,
SIGN PAINTER, 46 Vesey Street, N. Y.
Real Estate Signs a Specialty.

Prices for Tin signs: Size, 10x14, per dozen, \$2.60; per 100, \$15 00. Size, 14x20, per dozen, \$3 75; per 100, \$25.00. Size, 20x28, per dozen, \$6.50; per 100, \$45.00. Wood signs of all sizes Painted, Lettered and Placed. Lowest Estimates given for all kind of Advertising Sign Work.

John F. Carr,
MAHOGANY, HARD WOOD, PINE

—AND—
California Red Wood Lumber.
543 to 557 West 23d Street,
Bet. 10th and 11th Aves., NEW YORK

Skylights, &c.

All persons are hereby cautioned against the Purchasing, Using, Vending or Selling, or having in their Possession, for Sale or Use, any Metallic Skylights, whether wholly or in part embraced within certain Letters Patent, of which I am the Sole and Exclusive owner, without my permission and license, as such will be prosecuted to the fullest extent of the Law. Copies of said Letters Patent may be inspected at my office, or that of my Counsel, and all duly authorized Skylights will bear my label. All so-called Patents of other persons are contingent on infringements upon mine, and calculated to deceive.
GEORGE HAYES,
71 Eighth av., N. Y.

By his Attorney and Counsel
JAS. H. WHITELEGGE,
136 Chambers st., N. Y.

GEORGE HAGEMEYER,
Dealer in
Cabinet Woods.

MAHOGANY WALNUT, ASH, WHITEWOOD
CHERRY, MAPLE, BUTTERNUT, &c., &c.
Foot East 11th Street, New York

STEAM HEATING.

HIGH OR LOW PRESSURE,
For Factories, Public Institutions & Private Dwellings. Parties who intend to heat their houses with steam, will find it to their interest to call on us, as we guarantee satisfaction, or no pay. Personal references given.
ANNIN & CO.,
Brooklyn Tube Works.
Foot Adams St. Brooklyn

CO-PARTNERSHIP NOTICES.

CO-PARTNERSHIP NOTICE—THIS IS TO CERTIFY that we, whose names are hereunto severally subscribed, have this day entered into a limited special partnership, under and by virtue of the provisions of the civil code of the State of California relative thereto:

First—The name and style under which said partnership is to be conducted is **REDINGTON & CO.**, in the city and county of San Francisco, State of California, and **COFFIN, REDINGTON & CO.**, in the city and State of New York.

Second—The general nature of the business intended to be transacted by said firm is the importing and wholesale drug business in all its branches, and the principal place of business of said co-partnership is at the city and county of San Francisco, State of California.

Third—The names of all the general and special partners composing said firm, and their residence, are as follows: **John H. Redington**, Christian W. Smith, Samuel Heitschu and William P. Redington, all residing in the city and county of San Francisco, and State of California, and **Isaac S. Coffin**, residing in the city of Brooklyn, Kings county, State of New York, are the general partners; and **Andrew G. Coffin**, residing in the city of Brooklyn, Kings county, State of New York, is the special partner in said firm.

Fourth—That the said special partner, **Andrew G. Coffin**, has contributed and paid in the sum of one hundred and forty-two thousand dollars (\$142,000), in United States gold coin, as capital to the common stock of said co-partnership.

Fifth—The said partnership is to commence on the first day of January, 1881, and terminate the thirty-first day of December, 1883.

Dated, December 28, 1880.
JOHN H. REDINGTON,
CHRISTIAN WHELAN SMITH,
SAMUEL HEITSCHU,
W. P. REDINGTON,
I. S. COFFIN,
ANDREW G. COFFIN, Special Partner.

B. WURZBURGER & CO.—The undersigned have formed a limited partnership in pursuance of the statute of the State of New York.

I. The name of the firm under which such co-partnership is to be conducted is **B. Wurzburger & Company.**

II. The nature of the business intended is the manufacture and sale of suits and cloaks.

III. The names of the general and special partners interested in such partnership are as follows: **Bernard Wurzburger**, who resides in the City of New York, is a general partner; and **Charles Rothschild**, who resides in the same place, is a special partner.

IV. The amount of capital which has been contributed by said special partner is the sum of twelve thousand (\$12,000) dollars in cash.

V. The said co-partnership is to commence on the 17th day of January, 1881, and to terminate on the 1st day of January, 1883.

Dated, New York, January 15th, 1881.
BERNARD WURZBURGER,
General Partner.
CHARLES ROTHSCHILD,
Special Partner.

CO-PARTNERSHIP NOTICES.

COPARTNERSHIP.—NOTICE IS HEREBY GIVEN that the undersigned have, pursuant to the Statutes of the State of New York, renewed and continued the limited partnership heretofore formed by them under the name or firm of **LENT & BRAMAN**, and which, by its terms, was to commence on the 1st day of January, 1869, and to continue for three years; and which said limited partnership was again renewed and continued from the 31st day of December, 1871, for three years, and was again renewed and continued from the 31st day of December, 1874, for three years, and was again renewed and continued from the 31st day of December, 1877, for three years; that the general nature of the business intended to be transacted is, as heretofore, importing of tailors' trimmings; and that William H. Lent, who resides in the City, County and State of New York, and Samuel L. Braman, who resides in the City of Brooklyn, County of Kings, State of New York, are the general partners, and Abraham Lent, who resides in the City, County and State of New York, is the special partner; and that said Abraham Lent has contributed the sum of ten thousand dollars, being the same original sum contributed at the formation of said partnership to the common stock; and that said renewed and continued partnership is to commence and continue from the thirty-first day of December, 1880, and is to terminate on the thirty-first day of December, 1883.

Dated New York, December 29th, 1880.

WILLIAM H. LENT,
SAMUEL L. BRAMAN,
General Partners.
ABRAHAM LENT,
Special Partner.

NOTICE IS HEREBY GIVEN THAT A LIMITED partnership has been formed by the undersigned, pursuant to the laws of the State of New York. That the name or firm under which such partnership is to be conducted is **STONE & GLASS**; that the general nature of the business intended to be transacted by such partnership is the manufacture and sale of clothing; that the names of all the general and special partners interested in the said business are John Stone, Joseph H. Glass and Melvin L. Morris; that the said John Stone and Joseph H. Glass are the general partners, and the said Melvin L. Morris is the special partner; that all of the said partners reside in the City, County and State of New York; that the amount of capital which the said special partner has contributed to the common stock is the sum of five thousand dollars in cash; that the period at which the said partnership is to commence is the tenth day of January, 1881, and the period at which it will terminate is the thirty-first day of December, 1882.

Dated New York, January 10th, 1881.

JOHN STONE,
JOSEPH H. GLASS,
General Partners.
MELVIN L. MORRIS,
Special Partner.

THIS IS TO CERTIFY THAT THE UNDERSIGNED have formed a limited partnership, pursuant to the provisions of the Revised Statutes of the State of New York, and of the several Statutes of the said State; that the name or firm under which such partnership is to be conducted is **L. S. BOWMAN & CO**; that the general nature of the business to be transacted is that of commission merchants and general dealers in hay, grain and produce, and in such goods as are usually dealt in by dealers in those articles; that the names of all the general and special partners are as follows: Jacob H. Ostrum, who resides at the City of New York, in the State of New York, is the general partner, and Mary Bowman, who resides at Jersey City, in the State of New Jersey, is the special partner; that the said Mary Bowman has contributed the sum of eight thousand five hundred dollars as capital to the common stock, and that the said partnership is to commence on the 8th day of January, A. D., 1881, and is to terminate on the 31st day of December, A. D., 1885.

Dated this eighth day of January, 1881.

JACOB H. OSTRUM,
MARY BOWMAN.

State of New York, City and County of New York, } s.s.
On this 8th day of January, A. D., 1881, before me personally came Jacob H. Ostrum and Mary Bowman, to me personally known, and known to me to be the same persons described in, and who executed the within and foregoing instrument, and severally acknowledged that they executed the same.

EUG. F. DALY,
Notary Public,
N. Y. City.

State of New York, City and County of New York, } s.s.
Jacob H. Ostrum, being duly sworn, says that he is the general partner named in the above certificate, and that the sum specified in the said certificate to have been contributed by the special partner to the common stock, has been actually and in good faith, paid in cash.

JACOB H. OSTRUM.

Sworn to before me this 8th day of January, A. D., 1881.

EUG. F. DALY,
Notary Public,
N. Y. Cit

CO-PARTNERSHIP NOTICES.

CERTIFICATE.—THE UNDERSIGNED DESIROUS of forming a Limited Partnership under the Laws of the State of New York, do hereby certify.

First.—That the name under which such partnership is to be conducted is **MANUEL E. DE RIVAS AND COMPANY**

Second.—That the general nature of the business to be transacted by such partnership is that of buying and selling bonds, stocks and other securities for others, as brokers, and on commission only.

Third.—That Manuel E. De Rivas and Edward H. Myers, who both reside in the City of New York, are the general partners, and Theodore W. Myers, who also resides in said city, is the special partner.

Fourth.—That the said Theodore W. Myers has contributed the sum of forty thousand dollars in cash, as capital to the common stock.

Fifth.—That said partnership will commence on the fourth day of January, 1881, and will terminate on the fourth day of January, 1883.

Dated New York, January 3d, 1881.

M. E. de RIVAS,
E. H. MYERS,
THEO. W. MYERS,
Special Partner.

State of New York, }
City of New York, } s.s.
County of New York, }

On this third day of January, 1881, before me personally came Manuel E. De Rivas, Edward H. Myers and Theodore W. Myers, to me known to be the persons described in and who executed the above certificate and acknowledged that they executed the same.

JOHN H. KITCHEN,
Notary Public,
New York Co.

City and County of New York, ss.

Manuel E. De Rivas, being duly sworn, says that he is one of the general partners named in the above certificate, and that the sum specified in such certificate to have been contributed by the special partner in said certificate named, to the common stock of the partnership, has been actually and in good faith paid in cash.

M. E. de RIVAS.

Sworn to before me, this 3d day of January, 1881.

JOHN H. KITCHEN,
Notary Public,
New York Co.

CERTIFICATE.—IN THE MATTER OF THE formation of a Limited Partnership between John C. Latham, Junior, Henry E. Alexander and Richard P. Salter, general partners, and Charles G. Miller, special partner.

This is to certify that the undersigned have formed a Limited Partnership pursuant to the Laws of the State of New York.

That the name or firm under which such partnership is to be conducted is **LATHAM, ALEXANDER AND COMPANY**.

That the general nature of the business to be transacted is the General Banking and Commission business.

That the names of all the general and of the special partners are as follows, to wit:

John C. Latham, Jr., who resides in the city, county and State of New York; Henry E. Alexander, who resides at New Brighton, Richmond County, in said State, and Richard P. Salter, who resides in said city, county and State of New York, are the general partners, and Charles G. Miller, who resides at New Rochelle, Westchester County, in said State of New York, is the special partner.

That Charles G. Miller, the said special partner, has contributed the sum of one hundred thousand dollars, in cash, as capital to the common stock.

That the said partnership is to commence on the first day of January, 1881, and is to terminate on the first day of January, 1886.

Dated this thirty-first day of December, 1880.

JNO. C. LATHAM, JR.
H. E. ALEXANDER,
R. P. SALTER,
C. G. MILLER.

State of New York, } s.s.
City and County of New York, }

On this 31st day of December, 1880, before me personally came and appeared John C. Latham, Junior, Henry E. Alexander, Richard P. Salter and Charles G. Miller, to me known and known to me to be the individuals described in and who executed the foregoing certificate, and they severally acknowledged to me that they executed the same for the purposes therein mentioned.

CHRISTIAN ZABRISKIE,
Notary Public,
New York Co.

[Seal.]

City and County of New York, s.s.,

John C. Latham, Jr., being duly sworn, says he is one of the general partners named in the above certificate, and that the sum specified in the said certificate to have been contributed by the special partner to the common stock, has been actually and in good faith paid in cash.

JNO. C. LATHAM, JR.

Sworn to before me, this 3d day of January, 1881.

CHRISTIAN ZABRISKIE,
Notary Public,
New York County.

[Seal.]

CO-PARTNERSHIP NOTICES.

LIMITED PARTNERSHIP.—THIS TO CERTIFY that pursuant to the provisions of the Statutes of the State of New York, a Limited Partnership has this day been formed, and that the persons desirous of forming the same do hereby make and severally sign this certificate, as follows:

First.—The name or firm under which said partnership is to be conducted is **LAWRENCE MYERS & CO.**

Second.—The general nature of the business intended to be transacted is the importation and sale of Wines, Liquors and Spirits, and the purchase and sale of domestic Liquors, and the various branches of business incidental thereto or connected therewith; and the principal place of business shall be in the City and County of New York.

Third.—The names of all the general and special partners interested in said partnership are as follows: Robert G. Larason and Alfred A. Henriques, who reside in the City and County of New York, and who are the general partners, and Angelo L. Myers and Julien L. Myers, who reside in the City and County of New York, and who are the special partners.

Fourth.—The amount of capital which the said Angelo L. Myers, as one of such special partners, has contributed to the common stock is the sum of thirty thousand dollars, and the amount of capital which the said Julien L. Myers, as one of such special partners has contributed to the common stock is the sum of thirty thousand dollars.

Fifth.—The partnership hereby formed is to commence on the first day of January, 1881, and is to terminate on the thirty-first day of December, 1882.

In witness whereof, the parties above named have hereto severally subscribed their names, this thirty-first day of December, in the year 1880.

In the presence of }
W. J. OSBORNE.

ROBERT G. LARASON, [L.S.]
ALFRED A. HENRIQUES, [L.S.]
ANGELO L. MYERS, [L.S.]
JULIEN L. MYERS, [L.S.]

City and County of New York, ss.:

On this thirty first day of December, 1880, before me personally appeared Robert G. Larason, Alfred A. Henriques, Angelo L. Myers and Julien L. Myers, all to me known and known to me to be the persons described in and who executed the foregoing certificate, and they severally acknowledged to me that they executed the same.

W. J. OSBORNE,
Notary Public, Kings Co.
Cert. filed in N. Y. Co.

THE UNDERSIGNED, DESIROUS OF FORMING a limited partnership, under the Statutes of the State of New York, hereby certify:

1. That the name or firm under which such partnership is to be conducted is **B. B. KIRKLAND AND COMPANY**.

2. That the general nature of the business intended to be transacted, by such partnership, is the buying and selling of Railroad bonds and stocks, and other evidences of indebtedness and securities, also charging and taking of commissions for negotiations and dealings in Railroad supplies.

3. That the names of all the general and special partners interested in said partnership are as follows:

B. B. Kirkland, who resides at the City, County and State of New York, is the general partner, and the D. E. Culver Company, a body organized under the laws of the State of New Jersey, is the special partner.

4. That the said The D. E. Culver Company has contributed the sum of five thousand dollars (\$5,000) as capital to the common stock.

5. That the period at which the said partnership is to commence is the fifth day of January, 1881; and the period at which the said partnership is to terminate is the fifth day of January, 1884.

Dated, this fifth day of

January, 1881, }
(L. S.) D. E. CULVER,
President of the D. E. C. Co.
W. C. DOUBLEDAY,
Secty.

[L. S.] B. B. KIRKLAND.

THE UNDERSIGNED HAVE FORMED A LIMITED partnership under the name or firm, of **DREYFUS, KOHN & COMPANY** for the purchasing, importing and selling, upon commission and otherwise, goods, wares and merchandise. The general partners are Isaac E. Dreyfus, residing at Basel, Switzerland, and Aaron Kohn and Moses G. Rosenblatt, who severally reside in the City of New York. The special partner is Gottlieb Rosenblatt, who resides in New York City, and has contributed to the common stock of said partnership one hundred thousand dollars in cash. The said partnership is to commence January 5th, 1881, and to terminate December 31st, 1883.

ISAAC E. DREYFUS, }
AARON KOHN, } General partners.
MOSES G. ROSENBLATT, }
GOTTLIEB ROSENBLATT, Special partner.

No. 53 Dey Street, N. Y.,

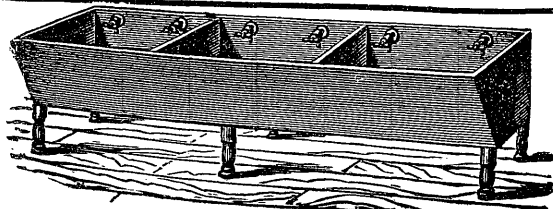
January 1, 1881.

The copartnership heretofore existing between John H. Butler and Teunis D. Hunting, under the firm name of **BUTLER & HUNTING**, has this day been dissolved by the withdrawal of said Teunis D. Hunting.

Mr. Butler and Mr. John C. Constant have this day formed a copartnership for continuing the business at the same place, under the firm name of **BUTLER & CONSTANT**. Mr. Butler will pay all obligations, and receive all assets of the old firm of Butler & Hunting.

JOHN H. BUTLER,
TEUNIS D. HUNTING,
JOHN C. CONSTANT.

G. W. RADER & CO.,
Manufacturers of
Drain Pipes,
WEST 51ST STREET.



NEW YORK SOAP STONE WORKS,

61 GOLD STREET.

Laundry Tubs, Bath Tubs, Sinks, made from the celebrated *Francestown Soapstone*, the only Soapstone in the market which takes a polish equal to the best *Italian Marble*, polished inside and out to order. Also, Tanks, Fireplace Linings, **HYGIENIC STOVES**, Register Frames, Griddles, Foot-Warmers, Slabs Duff & Co. W. H. RAMSDELL, Propriet

CO-PARTNERSHIP NOTICES.

PACKER, KNOWLTON & CO.

The undersigned, desirous of forming a limited partnership under the provisions of the Statutes of the State of New York for such cases made and provided, hereby certify:

That the name or firm under which such partnership is to be conducted is **PACKER, KNOWLTON & CO.**

That the general nature of the business intended to be transacted is a general coal commission business.

That the names of the general partners interested therein are Elisha A. Packer, who resides in the City of New York, and D. Henry Knowlton, who resides in the City of New York; and the name of the special partner is Danford Knowlton who resides in the City of New York.

That the amount of capital contributed by the said special partner to the common stock is the sum of fifty thousand dollars.

That the period at which said partnership is to commence is on the third day of January, 1881, and the period at which said partnership is to terminate is the third day of January, 1882.

Dated, New York January 3, 1881.

ELISHA A. PACKER,
D. HENRY KNOWLTON,
General Partners.
DANFORD KNOWLTON,
Special Partner.

State of New York, City and County of New York,
s. s.

On this third day of January, 1881, personally appeared before me, Elisha A. Packer, D. Henry Knowlton and Danford Knowlton, to me known to be the same persons described in and who executed the foregoing certificate who severally acknowledged that they executed the same.

ROBERT L. READE,
Notary Public,
N. Y. Co.

State of New York, City and County of New York,
s. s.

Elisha A. Packer being duly sworn doth depose, that he is one of the general partners named in the annexed certificate, and that the sum specified in said certificate to have been contributed by the special partner, in said certificate named, to the common stock of said partnership has been actually and in good faith paid in cash.

Sworn to before me this ELISHA A. PACKER.
3d day of January, 1881.

ROBERT L. READE,
Notary Public,
N. Y. Co.

[Notarial Seal.]

THE UNDERSIGNED, DESIROUS OF FORMING a limited partnership, pursuant to the provisions of the Statutes of the State of New York, hereby certify:

1. That the name or firm under which such partnership is to be conducted is **J. GOULD'S SONS.**

2. That the general nature of the business to be transacted is the buying and selling teas.

3. That the names of all the general and special partners interested in said partnership are as follows: George T. Gould, who resides in Newark, New Jersey, is general partner, and Charles J. Gould, who resides in Tarrytown, New York, is special partner.

4. That said Charles J. Gould has contributed the sum of eight thousand dollars (\$8,000), as capital to the common stock.

5. That said partnership is to commence January 1, 1881, and is to terminate January 1, 1883.

Dated New York, Dec. 31, 1880.

GEO. T. GOULD,
CHAS. J. GOULD.

State of New York,
City and County of New York, } s. s.

On this 31st day of December, 1880, before me personally came George T. Gould and Charles J. Gould, known to me to be the persons described in, and who executed the above certificate, and severally acknowledged to me that they executed the same.

F. C. WHITE,
Notary Public, N. Y. Co.

State of New York,
City and County of New York, } s. s.

George T. Gould, being duly sworn, says: That he is the general partner named in the above certificate, and that the sum specified in said certificate to have been contributed by the special partner, in said certificate named, to the common stock of said partnership, has been actually and in good faith paid in cash.

Sworn before me this 31st day of December, 1880.

F. C. WHITE,
Notary Public, N. Y. Co.

RAFFERTY AND WILLIAMS.—NOTICE IS HEREBY given that a Limited Partnership has been formed by the undersigned, pursuant to the provisions of the Revised Statutes of the State of New York. That the name or firm under which such partnership is to be conducted is **RAFFERTY AND WILLIAMS.** That the general nature of the business to be transacted is the manufacturing and selling Fertilizing Supplies, Tallow and Grease, etc.

That the names of all the general and special partners are as follows: Thomas Rafferty and John T. Williams, who both reside in the city of New York, in the county and State of New York, are the general partners, and Harvey S. Ladew, who resides in said city of New York, is the special partner. That said Harvey S. Ladew has contributed the sum of fifty thousand dollars as capital to the common stock of said partnership.

That the said partnership is to commence on the first day of January, 1881, and is to terminate on the 31st day of December, 1883.

Dated New York, January 3d, 1881.

THOMAS RAFFERTY,
JOHN T. WILLIAMS,
General Partners.
HARVEY S. LADEW,
Special Partner.

CO-PARTNERSHIP NOTICES.

LEONARD, HOWELL & COMPANY,
58 Broadway, New York.
The partnership of **LEONARD, HOWELL & COMPANY** expires this day by limitation.

Dated, New York December 31st, 1880.
WILLIAM B. LEONARD, GEORGE R. HOWELL,
JOSEPH S. DECKER, WILLIAM A. WILLIAMS,
WILLIAM EVANS, Junior,

DECKER, HOWELL & COMPANY.

This is to certify that the undersigned have formed a limited partnership, pursuant to the provisions of the statutes of the State of New York.

I. The name or firm under which such partnership shall be conducted is **DECKER, HOWELL AND COMPANY.**

II. The general nature of the business intended to be transacted by said firm is that of Bankers and Brokers, receiving deposits and lending money, buying, selling and negotiating securities, stocks, bonds, notes and exchange on commission, and loaning and borrowing money thereon.

III. The names of the General and Special Partners interested in such partnership are as follows: Joseph S. Decker, who resides in the City of New York; George R. Howell, who resides in the City of New York; William A. Williams, who resides in the City of Brooklyn, and William Evans, Junior, who resides in the City of Brooklyn, are the General Partners; and William B. Leonard, who resides in the City of Brooklyn, is the Special Partner.

IV. The amount of capital, which the said Special Partner, William B. Leonard, has contributed to the common stock of said partnership is one hundred thousand dollars, (\$100,000).

V. That said partnership is to commence on the thirty-first day of December, A. D. 1880, and to terminate on the thirty-first day of December, A. D. 1883.

Dated, New York, December 31st, A. D. 1880.

Witness:
A. T. MOORE.

JOSEPH S. DECKER,
GEORGE R. HOWELL,
WILLIAM A. WILLIAMS,
WILLIAM EVANS, Junior,
General Partners.
WILLIAM B. LEONARD,
Special Partner.

State of New York, City and County of New York,
s. s.

On this 31st day of December, A. D., 1880, before me personally appeared William B. Leonard, Joseph S. Decker, George R. Howell, William A. Williams, and William Evans, Junior, to me known to be the persons described in and who executed the foregoing certificate and severally acknowledged to me that they signed and executed the same.

ALBERT T. MOORE,
Notary Public,
Kings County.

Certificate filed in N. Y. Co.

State of New York, City and County of New York,
s. s.

George R. Howell, being duly sworn, makes oath and says: That he is one of the general partners named in the annexed certificate, and that the sum of one hundred thousand dollars specified in said certificate to have been contributed by William B. Leonard, the Special Partner, in said certificate named to the common stock of said partnership, has been actually and in good faith paid in cash.

Subscribed and sworn to }
before me this 31st day of }
December, 1880. } **GEORGE R. HOWELL.**

ALBERT T. MOORE,

Notary Public,
Kings Co.
Certificate filed in N. Y. Co.

WILBUR AND HASTINGS—THE PARTNERSHIP heretofore existing between Edward R. Wilbur and William M. Hastings, is hereby dissolved. Either partner is authorized to sign in liquidation.

Dated, New York, January 1st, 1881.
EDWARD R. WILBUR,
W. M. HASTINGS.

The undersigned, desirous of forming a Limited Partnership under the Statutes of the State of New York, hereby certify that the name or firm under which such partnership is to be conducted is **WILBUR & HASTINGS.**

That the general nature of the business intended to be transacted is the buying, selling and manufacturing of stationery and of goods usually dealt in by stationers. That William M. Hastings, whose place of residence is the City of Brooklyn, State of New York, is the only general partner interested in said partnership, and that Edward R. Wilbur, whose place of residence is Sayville, Suffolk County, State of New York, is the only special partner interested in said partnership.

That the said Edward R. Wilbur has contributed the sum of five thousand dollars as capital to the common stock. That the period at which said partnership is to commence is the fifth day of January, 1881, and the period at which the said partnership is to terminate is the thirty-first day of December, 1883.

Dated, the 4th day of January, 1881.
(Signed) **W. M. HASTINGS,**
EDWARD R. WILBUR.

State of New York,
City and County of New York, } s. s.

On this fourth day of January, 1881, personally before me came William M. Hastings and Edward R. Wilbur, known to me to be the same persons described in and who executed the foregoing instrument in writing, and they severally acknowledged that they executed the same.

HOMER G. MURPHY,
Notary Public,
N. Y. Co.

CO-PARTNERSHIP NOTICES.

THE UNDERSIGNED, JOHN WALKER, ROBERT F. WALKER, RUSSELL L. ENGS, GEORGE F. WALKER, and Robert A. Walker, desirous of forming a limited partnership, under the Statutes of the State of New York, hereby certify:

1. That the name or firm under which said copartnership is to be conducted is **WALKER BROTHERS AND ENGS.**

2. That the general nature of the business intended to be transacted by such partnership is the buying, selling and exporting of grain and flour, and the business of general commission merchants.

3. That the names of all the general and special partners, and the residence of each are as follows: That Russell L. Engls who resides at the City of Brooklyn and State of New York and George F. Walker and Robert A. Walker, who respectively reside in London, England, are the general partners and John Walker and Robert F. Walker, who respectively reside in London, England, are the special partners.

4. That the said John Walker, the special partner, has contributed the sum of twenty-five thousand dollars in cash as capital to the common stock, and the said Robert F. Walker, the special partner, has contributed the like sum of twenty-five thousand dollars in cash as capital to the common stock.

5. That the said partnership is to commence on the first day of January, 1881, and is to terminate on the thirty-first day of December, 1883.

Dated, New York, this 11th day of November, 1880.

JOHN WALKER, [L. S.]
ROBERT F. WALKER, [L. S.]
RUSSELL L. ENGS, [L. S.]
GEORGE F. WALKER, [L. S.]
ROBERT A. WALKER, [L. S.]

Signed, sealed and delivered by John Walker, Robert Frederick Walker, George Frederick Walker, and Robert Arthur Walker in the presence of

J. W. PEIGOT,
I. A. MACKINTOSH,
Consul General U. S. A., London.

Signed, sealed and delivered by Russell L. Engls in the presence of

RUFUS K. TREVOR,
Notary Public,
N. Y. City and Co.

Consulate General of the United States of America for Great Britain and Ireland at London.

On this, the 11th day of November, 1880, before me, Joshua Nunn, Vice and Deputy Consul General and Notary Public of the United States of America, at London, England, personally appeared John Walker, Robert Frederick Walker, George Frederick Walker and Robert Arthur Walker to me known to be the persons of that name severally described in and who have executed the foregoing deed or instrument and then and there acknowledged the same to be their respective free and voluntary act and deed for the uses and purposes therein contained.

In testimony whereof I have hereunto set my hand and affixed my official notarial seal at London, aforesaid, the day and year above written

J. NUNN,
Vice and Deputy Consul General
U. S. A., London.

State of New York, City and County of New York,
s. s.

On this 29th day of December in the year of our Lord eighteen hundred and eighty, before me personally came Russell L. Engls, to me known to be the individual of that name described in, and who executed the foregoing instrument and certificate, who acknowledged to me that he executed the same.

RUFUS K. TREVOR,
(L. S.) Notary Public,
N. Y. City and Co.

State of New York, City and County of New York,
s. s.

Russell L. Engls, being duly sworn deposes and says that he resides in the City of Brooklyn and State of New York, and that he is one of the general partners named in, and who executed the foregoing instrument and certificate and that the sums specified in the said certificate to have been contributed by each of the special partners therein named to the common stock of the said partnership, to wit: the sum of twenty-five thousand dollars contributed by the said special partner John Walker, and the sum of twenty-five thousand dollars contributed by the said special partner, Robert F. Walker, have and each of them has been actually and in good faith paid in cash.

RUSSELL L. ENGS,
Sworn to before me, this 29th day of December, 1880.

RUFUS K. TREVOR,
Notary Public, (96.)
N. Y. City and Co.

THIS IS TO CERTIFY THAT THE UNDERSIGNED have pursuant to the provisions of the Revised Statutes of the State of New York formed and renewed and continued a limited partnership under the firm name of **WEIL & HEIDELBACH**, as now existing. That the general nature of the business to be transacted is the manufacture and sale of what is known as converted cotton goods and goods of like nature, and the incidents thereto belonging. That Herman Weil, who resides in the City of New York, and Albert Heidelberg, who resides in the City of Cincinnati, State of Ohio, are the general partners, and Moses Heidelberg, who resides in said City of New York, is the special partner.

That the said Moses Heidelberg hath contributed the sum of twenty-five thousand dollars in cash as capital towards the common stock.

That the said partnership is to commence on the first day of January, 1881, and terminate on the 31st day of December, 1881.

Dated this 30th day of December, 1880.

HERMAN WEIL,
ALBERT HEIDELBACH,
By MOSES HEIDELBACH, attorney in fact.
General partners.
MOSES HEIDELBACH,
Special partner.

M. M. FRIEND, attorney, &c.,
No. 3 Broad street, New York City.

CO-PARTNERSHIP NOTICES.

NOTICE IS HEREBY GIVEN THAT THE LIMITED partnership lately subsisting under the firm name of SHANNON, MILLER & CRANE, expires this day by its own limitation.
Dated December 31st, 1880.

LIVINGSTON A. SHANNON,
WALSINGHAM A. MILLER,
HAROLD L. CRANE,
General Partners.
WILLIAM W. CRANE,
Special Partner.

The undersigned, desirous of forming a limited partnership under the Statutes of the State of New York, hereby certify:

That the name or firm under which such partnership is to be conducted is SHANNON, MILLER & CRANE;

That the general nature of the business intended to be transacted by such partnership, is merchants and dealers in military goods, costumers' materials, gold and silver laces and trimmings, and in the buying, selling and vending of all such goods, wares and merchandise as appertain to such line of business;

That the names of the general and special partners interested in said partnership are as follows:

Livingston A. Shannon, of the City of Brooklyn, County of Kings and State of New York; Walsingham A. Miller, of the same place; Harold L. Crane, of the same place, are general partners, and William W. Crane, of the city of Brooklyn aforesaid, special partner:

That the said William W. Crane has contributed the sum of twenty-five thousand dollars as capital to the common stock;

That the period at which the said partnership is to commence is the first day of January 1881, and the period at which said partnership is to terminate is the thirty-first day of December, A. D. 1884.

Dated the 31st day of December, 1880.

LIVINGSTON A. SHANNON,
WALSINGHAM A. MILLER,
HAROLD L. CRANE,
General Partners.
WILLIAM W. CRANE,
Special Partner.

State of New York, City and County of New York, s. s.

On this thirty first day of December, 1880, personally appeared before me Livingston A. Shannon, Walsingham A. Miller, Harold L. Crane and William W. Crane, to me known to be the same persons described in, and who executed the foregoing certificate, who severally acknowledged that they executed the same.

(Signed), ROBERT E. TIBBITS,
Notary Public.

State of New York, City and County of New York, s. s.

Walsingham A. Miller, being duly sworn, doth depose: That he is one of the general partners named in the annexed certificate, and that the sum specified in said certificate to have been contributed by the special partner, in said certificate named, to the common stock of said partnership, has been actually and in good faith paid in cash.

WALSINGHAM A. MILLER.

Sworn to before me this thirty-first day of December, 1880.

(Signed), ROBERT E. TIBBITS,
Notary Public.

THE UNDERSIGNED, BEING DESIROUS OF forming a limited partnership for the transaction of mercantile business, pursuant to the provisions of Article I. of Title I. of Chapter IV. of the second part of the Revised Statutes of the State of New York, entitled: "Of Limited Partnerships," and the several Acts amendatory thereof, do make this certificate. In and by which they certify as follows:

First. The name of the firm under which the said partnership is to be conducted is VAN EMBURGH & ATTERBURY.

Second. The general nature of the business intended to be transacted by the said partnership is a general brokerage and commission business in gold, stocks, bonds, exchange and other securities.

Third. The names of all the general and special partners interested in the said partnership, and their respective places of residence, are as follows. That is to say: The general partners therein are David B. Van Emburgh, who resides in the City of Yonkers, in the County of Westchester and State of New York, and John Turner Atterbury, who resides in the City, County and State of New York, and the special partner therein is William R. Travers, who resides in the City, County and State of New York.

Fourth. The said William R. Travers, as such special partner, has contributed the sum of one hundred and fifty thousand dollars of capital to the common stock in cash.

Fifth. The said partnership is to commence on the 1st day of January, in the year one thousand eight hundred and eighty-one, and is to continue until, and terminate upon the thirty-first day of December, in the year one thousand eight hundred and eighty-three.

Sixth. The principal place of business of said co-partnership is in the City of New York.

Dated at the City of New York the thirtieth day of December, A. D., 1880.

W. R. TRAVERS,
D. B. VAN EMBURGH,
J. T. ATTERBURY.

State of New York, City and County of New York, s. s.

On this 30th day of December, A. D., 1880, before me personally appeared William R. Travers, David B. Van Emburgh and John Turner Atterbury, each to me personally known, and known to me to be the persons described in, and who executed, the foregoing certificate, and they severally acknowledged that they executed the same.

WM. A. DUBER,
Notary Public,
N. Y. Co.

CO-PARTNERSHIP NOTICES.

THIS IS TO CERTIFY THAT THE LIMITED partnership now existing between the undersigned is hereby renewed and continued, pursuant to the provisions of the Revised Statutes of the State of New York.

That the name or firm under which said partnership is conducted, and will be continued, is A. H. HILDICK. The nature of the business transacted, and intended to be transacted, by said partnership, is the importation of hardware and a general commission business.

The names of the parties interested, and to be interested therein, are Thomas A. Hill, who is the special partner, and who resides at Walsall, England, and Alfred H. Hildick who is the general partner, and who resides at Englewood, County of Bergen, State of New Jersey. The place of business of said renewed and continued partnership will be in the City of New York.

The amount of capital which the said special partner, Thomas A. Hill, has contributed to the common stock is fifteen thousand (\$15,000) dollars. The said partnership is to be renewed and continued from the first day of January, eighteen hundred and eighty-one, and is to terminate on the first day of January, eighteen hundred and eighty-four.

Dated New York, November 22d, 1880.

(Signed), THOMAS A. HILL, [L. S.]
ALFRED H. HILDICK, [L. S.]

Consulate of the United States of America, Eng-land.

DALE, DUTCHER & CO., LIMITED PARTNER-SHIP.

We, the undersigned, hereby give notice that we have formed a limited partnership, pursuant to the provisions of the Revised Statutes of the State of New York, and the various Acts amendatory thereof, to begin on the first day of January, one thousand eight hundred and eighty-one, and to end on the thirty-first day of December, one thousand eight hundred and eighty-two, for the purpose of carrying on the business of wholesale dealers in dry goods, under the name or firm of DALE, DUTCHER & CO. Said firm is to have its place of business in the City, County and State of New York. The general partners of said firm are George L. Dale, residing in Orange, New Jersey; John T. Dutcher, residing in New York City, New York; Frederick B. Dale, residing in New York City, New York, and Philo P. Hotchkiss, residing in Brooklyn, New York. The special partners are William A. Wheelock, residing in New York City, New York, and Thomas W. Evans, residing in New York City, New York. Each of the said special partners, William A. Wheelock and Thomas W. Evans, has contributed and paid in cash, as capital to the common stock of said partnership, the sum of fifty thousand dollars.

Dated New York City, December 31st, 1880.

GEO. L. DALE,
JOHN T. DUTCHER,
FRED. B. DALE,
PHILO P. HOTCHKISS,
WM. A. WHEELLOCK,
THOMAS W. EVANS,
General Partners.
Special Partners.

THIS IS TO CERTIFY THAT WE, WHOSE names are undersigned, are desirous of forming, and do hereby form, a limited partnership, pursuant to the laws of the State of New York.

First. The name and firm under which such partnership is to be conducted is HITCHCOCK & PUTTER.

Second. The general nature of the business intended to be transacted by such partnership is importing and dealing in dry goods.

Third. The names of the general and special partners interested in said business are Welcome G. Hitchcock and Lucius Moore.

The said Welcome G. Hitchcock is a general partner, and his place of residence is in the City, County and State of New York. The said Lucius Moore is a special partner, and his place of residence is in the City of Hudson, County of Columbia and State of New York.

Fourth. The amount of capital which the said special partner has contributed to the common stock of said partnership, is the sum of twenty thousand dollars.

Fifth. The period at which the said partnership is to commence is the first day of January, 1881, and the period at which it will terminate is the first day of January, 1884.

In witness whereof we have hereunto set our hands and seals this 29th day of December, 1880.

WELCOME G. HITCHCOCK, [Seal.]
LUCIUS MOORE, [Seal.]

State of New York, City and County of New York, s. s.

On this 29th day of December, A. D., 1880, before me personally came Welcome G. Hitchcock and Lucius Moore, to me known to be the individuals described in, and who executed, the foregoing instrument, and who acknowledged severally to me that they executed the same for the purposes therein mentioned.

[L. S.] E. J. MYERS,
Notary Public,
City and County of New York.

State of New York, City and County of New York, s. s.

Welcome G. Hitchcock, being duly sworn, deposes and says: That he is the general partner named in the foregoing certificate, and that the sum specified in the foregoing certificate to have been contributed by the special partner, has been actually and in good faith paid in cash.

WELCOME G. HITCHCOCK.

Subscribed and sworn to before me this 29th day of December, 1880.

E. J. MYERS,
Notary Public,
New York City and County

CO-PARTNERSHIP NOTICES.

H. E. DILLINGHAM & CO.—NOTICE IS HEREBY given that a limited partnership has been formed by the undersigned, pursuant to the laws of the State of New York. That the name or firm under which such partnership is to be conducted is H. E. DILLINGHAM & CO. That the general nature of the business intended to be transacted by such partnership is the buying and selling for others, upon commission, of gold, and the stocks and bonds dealt in at the New York Stock Exchange, and a general brokerage business in stocks, bonds, gold and securities of various kinds, such as is ordinarily conducted by stock brokers in the City of New York. That the names of all the general partners and of the special partner interested in the said business are, Horace E. Dillingham, Robert H. Parks, Cumberland G. White and Melville S. Nichols. That the said Horace E. Dillingham is a general partner, and his place of residence is in the City and County of New York; that the said Robert H. Parks is also a general partner, and his place of residence is also in the City and County of New York; that the said Cumberland G. White is also a general partner, and his place of residence is also in the City and County of New York; and that the said Melville S. Nichols is the special partner, and his place of residence is in the City of Chicago, in the County of Cook and State of Illinois. That the amount of capital which the said special partner, said Melville S. Nichols, has contributed to the common stock of said partnership is the sum of twenty-five thousand dollars (\$25,000 U. S.). That the period at which the said partnership is to commence is the first day of January, in the year 1881, and the period at which it will terminate is the thirty-first day of December, in the year 1881.

Dated, December 28, 1880.

HORACE E. DILLINGHAM, } General
ROBERT H. PARKS, } Partners.
CUMBERLAND G. WHITE, }
MELVILLE S. NICHOLS, } Special
Partner.

State of New York, City and County of New York, s. s.

On this thirtieth day of December, in the year one thousand eight hundred and eighty, before me personally came the above named Horace E. Dillingham, Robert H. Parks and Cumberland G. White, to me personally known and known to me to be three of the individuals described in and who executed the above certificate, and they severally acknowledged to me that they executed the same for the purposes therein mentioned.

In witness whereof I have hereunto set my hand and affixed my official seal this 30th day of December, A. D. 1880.

[L. S.] CHARLES EDGAR MILLS,
Notary Public for New York,
State of New York,
117 Broadway, N. Y. City.

State of Illinois, County of Cook and City of Chicago, s. s.

Be it remembered that on this twenty-eighth day of December, 1880, at the said City of Chicago, and County of Cook and State of Illinois, before me the undersigned, a commissioner resident at said City of Chicago, appointed by the Executive Authority, and under the laws of the State of New York, and duly qualified to take acknowledgments and proof of deeds in said City of Chicago, County of Cook and State of Illinois, to be used and recorded in the said State of New York, personally came Melville S. Nichols, to me personally known and known to me to be one of the individuals described in and who executed the foregoing certificate and he acknowledged that he executed the same for the purposes therein mentioned.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

[Seal.] PHILIP A. HOYNE,
Commissioner for New York,
at Chicago, Illinois.

State of New York, office of the Secretary of State, s. s.

I hereby certify that Philip A. Hoyne, of the City of Chicago, County of Cook and State of Illinois, was, at the time of taking the proof or acknowledgement mentioned in his annexed certificate, a Commissioner for the State of New York to take the proof and acknowledgment of deeds and other instruments to be used or recorded in this State, and to administer oaths and affirmations: and that such Commissioner was, at the time aforesaid, duly authorized to take the same; and that I have compared the signature of the said Commissioner to the certificate subjoined to the annexed instrument with the signature of such Commissioner deposited in this office, and have also compared the impression of the seal affixed to such certificate with the impression of the seal such Commissioner deposited in this office, and I verily believe the signature and impression of the seal to the said certificate to be genuine.

Witness my hand and the seal of office of the Secretary of State, at the City of Albany, this thirtieth day of December, in the year one thousand eight hundred and eighty.

[L. S.] JOSEPH B. CARR,
Secretary of State.

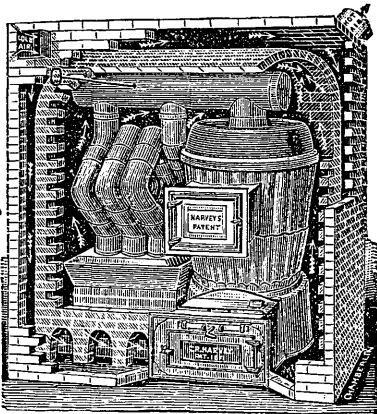
AFFIDAVIT OF A GENERAL PARTNER.

State of New York, City and County of New York, s. s.

Robert H. Parks, of said City and County, being duly sworn, deposes and says: That he is one of the general partners named in the certificate hereto annexed, and that the sum specified in the said certificate to have been contributed by the special partner therein named, to wit: the said Melville S. Nichols, to the common stock of the said partnership, has been actually, and in good faith, paid in cash.

Subscribed and sworn to before me this 30th day of December, 1880.

[L. S.] CHARLES EDGAR MILLS,
Notary Public for New York
County in N. Y.

**HARVEY'S
PATENT IMPROVED FURNACES.**


Perfectly Gas-tight, Powerful Heaters, Economical and Durable, over 3,000 in use in this city. Refers to the following Builders:

R. W. Buckley,	Robt. McCafferty,
Rich'd. Hennessy	Daniel Hennessey,
D & E. Herbert,	Hume Bros.,
Brian McKenny,	A. Mowbray,
Breen & Nason,	Johr and Geo. Ruddell,
C. H. Tucker & Son,	Joseph Thompson,
John Laimbeer.	Freeman Bloodgood.

Office and Salesroom,
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